

**Bay Quarter Shores Association  
Board Meeting Minutes  
March 8, 2008**

Meeting was called to order at 9:00 a.m., John Collier presiding.

Board members present: Michael Goodrich-Stuart, Frank Klein, Ruth Franck, Mike Silagyi and Stan Johnson; also present were Dick Lee, Frank Stewart, Jim and Jean Ince, Mark Barry and Curtis Black.

1. Minutes of the February 9 meeting were approved unanimously with one change noted. The date of the March meeting on page 1 was listed as the 9th, but should have been the 8th.
2. John Collier gave a financial report on behalf of Jennifer Troy-Black. Assets at the end of February were \$184,123.05. John said 41% of the year's budget remains unspent with 50% of the fiscal year remaining. The financial report was accepted unanimously.

**Old Business**

1. Stan Johnson noted that he plans to attend the POAVA meeting April 17 and said he will report back to the board on it in May. He noted that one commonality he observed in reviewing their website is that downed timber and the potential fire hazard it represents is something many homeowners' associations are facing.
2. Stan announced that the next reserve study committee meeting would be held March 8 at 1 p.m. The committee is still determining values, life spans, and predicted price inflation to help establish future financial needs for replacement of capital items. The committee is now working with Jennifer Troy-Black to determine the current reserve level in the association's funds. Stan said the state requires reserve funds to be in an account identifiable as a designated reserve.
3. Stan reported on Clean-up Day, scheduled for April 12. Mike Silagyi said he would obtain paint for access lot fence painting and the entrance pillars. He asked Stan for a detailed list of any other required supplies. The proposed Clean-up Day projects were generally prioritized with the following three considered most important: Front entrance landscaping and painting; access lot fence painting; and roadside trash cleanup. Stan mentioned that a "spaghetti feed" lunch would be provided after the day's events; this will be supervised by Jean Ince and Roz Johnson.
4. Frank Klein informed the board that the derelict travel trailer which we had asked the owner to remove from the campground had been taken away.

## **New Business**

1. Ruth Franck mentioned the possibility of inviting local Coast Guard flotilla officials to speak to membership about the new Virginia Boating Operators Licensing requirements. This is to be phased in based on the operators' ages over the coming years. Ruth mentioned that the flotilla could also be asked to inspect boats owned by BQS members and provide those that pass inspection with a sticker that would make it possible for owners to avoid problems with the Coast Guard should their boats be stopped. John suggested that Ruth invite the flotilla to speak at the Memorial Day general meeting and to set up an inspection station at the barn site. He also said he would be happy to see other local organizations that may wish to inform association members about themselves at the semi-annual meeting. If any such organizations wished to set up tents/tables outside the clubhouse for that purpose, they would be welcomed.
2. Stan Johnson noted that with several officers leaving their positions in September (including John Collier, Fraser Getgood and Mike Silagyi) it would behoove all current board members to seek possible replacements. Mike Silagyi urged all to familiarize themselves with the duties of the various offices as spelled out in documents posted on the website.
3. Due to Clean-up Day on April 12, the board determined it would be advisable to move the regularly scheduled board meeting up to 8 p.m., Friday, April 11. This change of times was approved unanimously, and John asked members to publicize it on the website and with signs at the clubhouse.

## **Officer Notes**

1. Mike Silagyi gave the following maintenance report:

### Gravel

*Mike had to order another load of gravel for the clubhouse driveway. We experienced a lot of ground settling in the vicinity of the septic lines due to heavy rains during February. Mike noted as of March 8 the road still looked fine.*

### Ditches

*Mike has been working with VDOT to clear the roadside ditches along Bay Quarter Drive of leaves and debris.*

### Picnic Tables

*Construction of twelve picnic tables is complete. They will be stenciled with the BQS logo and then placed in the campground and one at the canoe dock.*

### Concrete Pad

*The contractor for the concrete pad along the east side of the clubhouse assures Mike they will be ready to start work on March 17, 2008, weather permitting.*

2. Commenting on Mike's statement about ditches, Ruth noted there is standing water in some of the ditches and said she is concerned that if they are cleared out too deeply it might create a mosquito problem.

3. Ruth brought up Wittstat Lane and the continued issues with its maintenance. Dick Lee said that a study some years ago had indicated it was out of alignment and that the cost to bring it into alignment would amount to around \$60,000 (at that time). Mike said it took 10 loads of gravel to repair the road last year. Essentially the board feels this situation will be an ongoing nuisance and while some felt that a possible solution might be to abandon the road, it was decided without a vote being taken to go with status quo concerning the road's maintenance for the time being.

4. Ruth said that the individuals who had brought up concerns with the boat ramp prior to the February meeting were no longer interested in pursuing the issue. Mike Silagyi said that a pole indicating water depth is being installed to help those launching boats be aware of any potential problems.

5. Dick Lee noted that an aid to navigation marker in Cod Creek is leaning and wondered who is responsible for replacing/removing/repairing it. It was installed a number of years ago by BQS members but none of the current officers know how to address the situation. Mark Barry offered to bring his boat with a windlass anchor and to collaborate with Mike Silagyi to either straighten or remove the marker. It was generally agreed that the marker has probably outlived the channel it originally was intended to mark.

### **Member Time**

1. Mark Barry asked about leaning and dead trees he has observed throughout the subdivision. He wondered whether an outside contractor could be permitted to clear these he considered hazardous and the resulting costs applied as liens where owners are unwilling to pay. John Collier said that currently such situations are not considered violations of the covenants or bylaws. Ruth Franck said that the cost to remove dead and downed trees after a tornado in recent years exceeded the value of the lots on which the trees had fallen, discouraging absentee owners from removing them. Others felt it would be trespassing to go on lots for the purpose of tree removal without first obtaining permission from owners. Mark said he feels that if trees are "creating danger" rules should be in place to have the owners remove them. John noted that he has felt this to be an issue of concern for a number of years but that association members have an emotional attachment to trees and are resistant to having them cut despite possible fire hazards. He also mentioned an episode when an outside logger was brought in to clear some private lots and then trespassed onto community property, removing ("cherry picking") good trees and causing excessive damage. Mike Silagyi said that he had last

year signed a contract for \$17,000 to cover removal of 66 dead and dying trees in the clubhouse area – noting that this cost (which is a significant amount) was issued for working in a relatively easy and open space compared to many sites in Bay Quarter Shores. Stan said he would examine the compliance language in bylaws/covenants to see if it might be possible to write letters to lot owners whose property is deemed to exhibit issues with dead and/or fallen trees. John encouraged Mark to address the issue at the semi-annual meeting in May to assess the community's feelings. Mike Silagyi reminded all that making any changes to bylaws/covenants requires the board to follow established protocol and hold an election if sufficient signatures are obtained.

There being no further discussion, the meeting was adjourned at 10 a.m.