

**Bay Quarter Shores Association  
Board Meeting Minutes  
December 13, 2008**

Meeting was called to order at 9:07 a.m., Jennifer Troy-Black presiding

Board members present: Michael Goodrich-Stuart, Jerry Gorman, Robert Morris, Richard Lacy, Donna DeToll, Ruth Franck, Bud Stotz and Frank Klein; also present were Dick Lee, Curtis Black, Mike Silagyi, Frank Stewart and Bob Michael.

1. Minutes of the November meeting were approved unanimously.
2. Treasurer's Report was given by Jerry Gorman. Current assets are \$232,308.92. Jerry noted that we have approximately \$49,000 in past-due amounts at the present time and there was brief discussion about the need to have updated records to be able to place liens. Jerry also noted that the accountants have recommended we stagger our CDs. In addition, the second safety deposit box key is being sought; Frank Klein said he might have it. The intent is to possibly return the keys and do away with the box. A motion to accept the report was approved unanimously.
3. The Maintenance report was given by Frank Klein. He said that Bill Sanford had obtained a quote for extermination services due to perceived insect problems at the clubhouse and barn. The cost is \$125 quarterly. Some discussion noted that the former clubhouse had pest control on a regular basis and that after the fire setting this back up had been forgotten. Frank will go forward with the contract. In addition, Frank provided the following notes:
  - A. The Christmas lights at the entrance have been put up
  - B. The bushes at the front gate have been trimmed
  - C. Grounds around the pool have been filled and leveled
  - D. At the campground, about 20 tons of topsoil have been put in place for future use; the bathhouse plumbing has been drained and winterized
  - E. Power equipment at the barn has been winterized
  - F. Broken rails at the clubhouse fence have been replaced
  - G. The grill has been cleaned and put into storage at the barn
  - H. A new battery has been installed in the John Deere mower
  - I. The handicap ramp has been moved from the Harvey's to the barn

Frank also mentioned attempts to solve a leak in the clubhouse roof. Mike Silagyi suggested spreading out the heater intake and exhaust pipes and resealing them. At the meeting another possible leak across from the first was also noticed. Robert Morris said that the flashing should be repaired under the shingles if it is not placed there currently. Frank will contact a roofer and HVAC contractor to check the problem.

Frank said that the mats at the driving range are in need of replacement and this was seconded by Frank Stewart. They recommend 5' x 5' pads emplaced with concrete for a total cost of around \$800-850. Mike Silagyi said it might be wise to defer this project

due to possible work that may have to be done to make the pool compliant with new federal safety legislation. The board agreed to wait to make a decision until these costs are clearer.

4. Robert Morris presented a report on building control. He said one shed had been approved and a lot which had been cleared on Presley Creek Drive displayed a county approval sign.

5. Richard Lacy said he would attempt to have compliance information included in future newsletters, along with making his contact information available so members can easily reach him to offer input.

6. Donna DeToll announced the Christmas Party that was to be held that evening; she said 30 people had signed up.

### **Old Business**

1. Phragmites need cutting to be sure they don't block out the return of indigenous plants. The Northumberland Association for Progressive Stewardship, which sprayed the plants with herbicide, suggests using a scythe for this purpose. (They are also planning to engage a helicopter for future spraying efforts.) Their representative suggests cutting back the dead plants before spring since tides are lower in the winter months. Frank Stewart and Bud Stotz are willing to accompany Jennifer Troy-Black when NAPS shows up to identify the area in need of cutting.

2, Ruth Franck is planning to make signs for campsite users who have golf carts which can be temporarily placed on the carts for identification purposes.

3. Frank Klein said pool repairs have been completed. He offered his gratitude to Mike Silagyi and Frank Stewart for helping spearhead the job. A final bill reflecting additional charges for some unanticipated required repairs is coming soon. An estimate on costs to make the pool comply with the Graeme Baker act (federal law) is to come from JoPa Pools. Mike Silagyi will follow up with the pool company.

4. Some general discussion about the potential project to provide places to moor personal water craft (PWC) took place. Robert Morris and Richard Lacy are considering construction of a walking platform on the left side of the boat ramp pier (as you face the water) with cleats to tie up PWCs. They feel this will be an economical solution that will help keep PWCs away from the swimming area for safety reasons. They expect to come to the next meeting with price estimates. Some other thoughts were put forward, including perhaps making it possible to dock PWCs on the existing boat ramp in shallow slips, but the board agreed this would not be advisable since the goal is to keep PWCs away from the swimming beach. A member (Craig Palienski) designs these types of installations and the board suggested that he be contacted to see if he would be interested in taking on the project and helping obtain permits (which might be needed). A floating dock built on 55-gallon drums was also mentioned though some board members said that

such a dock might not be the best solution. Jennifer asked Robert and Richard to come to the next meeting prepared to discuss their recommended actions and cost scenarios.

### **New Business**

1. Sand is said to be building up at the boat ramp making it difficult at times to launch larger vessels. After some discussion it was determined that little can be done at this time and that any dredging actions may require permitting by the Army Corps of Engineers. Since the problem is ephemeral and seems only to be significant during the winter months when the tide is unusually low, the board decided to table the issue. The board advises members with larger boats to monitor the tides to plan their “windows of opportunity” for launching when the water is deepest.

2. The community phone book was last published in April 2006 and the need to update it or issue a supplement was discussed. Mike Silagyi said he would be willing to take on this project and will attempt to get data from Jim & Jean Ince or the printer for that purpose.

3. Jerry Gorman had a question about the collection agency. He was told by other board members that we have decided not to use a collection agency but instead to place liens on lots owned by delinquent owners. Dick Lee will give Jerry contact information if needed.

### **Member Time**

1. Frank Stewart thanked the board for their time and efforts on behalf of the association. He asked whether Frank Klein would be permanently assigned two jobs (maintenance and administration). Frank Klein said he was hired Kim Farmer as the new pool manager for the coming year and that in the spring he intends to pass of the administration job to Bud Stotz.

2. The deadline to vacate the campground was brought up. It is January 7, 2009. Some campers have asked permission to leave decks there over the winter. Frank Klein said he had agreed to their requests but will monitor the situation to be sure it doesn't become an eyesore.

3. Dick Lee asked the board to verify dates for the coming year. The following times and dates were established for meetings:

Board meetings will be the second Saturday of each month; 8 a.m. May through August, 9 a.m. other months. The semi-annual meeting will be May 23 at noon followed by a potluck picnic (rain date May 24). The Independence Day celebration will be on July 4 (rain date July 5). The annual meeting will be Sept. 5 at noon followed by a potluck picnic (rain date Sept, 6). There will be NO meeting on September 12.

4. Jennifer Troy-Black mentioned that the office election will be in September and encouraged all to begin thinking of nominees.

5. Mike Silagyi asked if the board had considered a Christmas bonus for Bill Sanford (the handyman). The board thanked Mike for that reminder and voted unanimously to issue a \$300 bonus (after taxes).

6. Mike Silagyi asked if the golf cart rules and regulations had been finalized. This has not yet happened. The committee was supposed to present a proposal for board approval. Jennifer said she would send out the latest draft for board review in preparation for a vote at the next meeting. Enforcement would be potentially handled by hiring off-duty police officers.

7. Mike Silagyi said he was awaiting an estimate for dead tree removal from the campground.

8. Mike Silagyi asked about the progress of getting high-speed internet service. Frank Klein said there was nothing new to report. (Kaballero is apparently attempting to find a feeder tower site outside BQS.) Frank said that if a year passes without service being installed we should consider asking Kaballero to remove their poles.

9. The August and September minutes will soon be posted to the internet.

10. The next meeting is January 10, 2009, at 9 a.m.

There being no further discussion, the meeting was adjourned at 10:20 a.m.