

**Bay Quarter Shores Association
Board Meeting Minutes
March 14, 2009**

Meeting was called to order at 9:04 a.m., Jennifer Troy-Black presiding.

Board members present: Michael Goodrich-Stuart, Frank Klein, Richard Lacy, Robert Morris, Jerry Gorman, Donna DeToll and Ruth Franck; also present were Dick Lee, Jim and Jean Ince, Frank Stewart, Curtis Black, Larry Roderer, Mike Silagyi and Charles Franck.

Because Ruth Franck had to leave early, the meeting began with a brief discussion of signs she was considering for campground golf cart users. It was agreed the green metal signs would be set up with a vertical orientation.

Guest Speaker

In advance of Old Business, the board welcomed Sheriff Wilkins of Northumberland County. Jennifer Troy-Black introduced the sheriff with some news about a break-in that had taken place in Bay Quarter Shores. Larry Roderer had a boat motor and other items removed from his shed when thieves removed a window air conditioner to gain access to the structure. The motor was locked to his boat yet the burglars cut it loose and removed it. To address this and other such events that have taken place over the winter, Ruth Franck and Bud Stotz are starting a Neighborhood Watch program, which was the reason for Sheriff Wilkins' visit.

Sheriff Wilkins presented the board with literature on crime prevention and on starting Neighborhood Watch. He said that with the economy tight, conditions that lead to crime will get worse. He said there are many reports of property crimes in the spring when absent homeowners return and discover their homes have been burglarized. These are, unfortunately, cold trails for law enforcement. The sheriff said his staff is stretched thin and noted that the geography of the Northern Neck makes his job more difficult due to the many peninsular areas and few bridges. An officer might have to drive 12 miles into a peninsula on patrol and then has 12 miles to get out if responding to a call in another peninsula which might be close "as the crow flies" but is distant via roads. His patrol cars clock 250-300 miles per night, he said.

The sheriff offered many tips on helping law enforcement and for preventing crime. Among them is the availability of a "watch sheet" to which names are added when a resident sees a prowler or informs the department he/she is taking a vacation. For 30 days, citizens can have their names added to this list if necessary. The sheriff went on to say that Neighborhood Watch is a great way to help reduce crimes. By providing the sheriff's department with another set of eyes, people can keep track of the area and call in law enforcement when something is amiss. He said some associations simply put up signs but others even sponsor nightly patrols to aid in his efforts, though he stressed no

one should attempt to confront or hold an intruder. Simply call, depending on the situation, 911 in an emergency or 804-580-5221 in a non-emergency.

The sheriff gave some statistics for members to consider. His department responded to over 10,000 calls in 2008 and is on track to surpassing that number of calls in 2009. Last year they made more than 650 arrests. He said that timely reports of crimes are important. For example, in our recent barn break-in, the fact that a report was made immediately helped his officers make arrests the very same day. His staff includes a part-time animal control officer, dispatchers and teams of five or six officers who patrol in three shifts.

Jennifer Troy-Black asked Sheriff Wilkins for tips on securing their homes and property. He suggested using long screws in deadbolt lock strike plates to impede burglars who use crowbars to gain entrance. Though he said no home is impregnable, making yours more difficult to enter will send many burglars somewhere else. He said alarms are a two-edged sword. They would rather answer a false alarm than have a crime occur, but he said that sometimes alarm systems “cry wolf.” So he suggests selecting a reputable company and having a fire alarm as part of the system. He also said such alarms can reduce your insurance premiums. He said his department has many “free” alarms: dogs at the animal shelter. He also said that outdoor lighting can be helpful, as well as timers on interior lights and radios. Given a home that appears to be occupied, many burglars will move on to the next house. He suggested engraving valuables and keeping track of serial numbers in a safe location. A photographic inventory is also helpful. So is registering all firearms.

Jennifer asked what to use when engraving an item, and he suggested the last four digits of a social security number or a driver’s license number. Jerry Gorman said that serial numbers are beneficial – he had three handguns stolen once and received all three back from law enforcement official in different states. Sheriff Wilkins said it also helps to know if your items have a distinctive feature, perhaps a stray drop of paint or a flaw, which can aid in identification for recovery efforts.

Most important is simply being curious about goings-on in the area, he said. Keep a notebook into which you can write tag numbers of unfamiliar vehicles. Share information on your whereabouts with neighbors if you are going away. Look for behavior that is unusual or out of a home’s normal pattern.

Sheriff Wilkins noted that Northumberland County is 280 square miles with lots of peninsulas which can slow down response time, but he emphasized the need to call police if there is any problem. He would rather give a legitimate plumber the third degree than have someone’s house burglarized, especially since the county’s population is growing older and more vulnerable. He said 30% of the residents are over 65, which is about three times the state average of 11%.

Curtis Black asked when we might be able to retrieve the tools recovered from the barn burglary. The sheriff said that a photo inventory could be taken to expedite their return, and promised to look into doing so for us.

Frank Klein asked whether installing a camera at the entrance of the development might be beneficial to track the comings and goings of vehicles. The sheriff said he thought that would be a good idea, and that they often get good leads from such cameras. Our ability to “block off” the entrance with such a camera makes us well suited to such a plan. He said the geography of the Northern Neck, with its two bridges to the mainland, makes it difficult for bank robbers to escape, and that our geography would be similarly advantageous for tracking suspects.

Frank Stewart commented that crime may result from young people not having many things to do in their spare time. The sheriff agreed and said the new YMCA might help.

At 10 a.m., Sheriff Wilkins left and the meeting resumed with a review of the minutes.

Old Business

1. Minutes of the February 14, 2009, meeting were approved unanimously with one spelling error noted and corrected.
2. Jerry Gorman presented the financial report. He said the association is presently about \$16,000 off budget but he hopes that can be rectified by collecting past-due accounts. Total assets are \$176,450.51. The report was accepted unanimously.
3. Richard Lacy gave an update on the dock permit approval process. He said that Craig Palubinski had offered his company as a possibility to help with making the permit applications, at a cost of \$700. Richard spoke with some other individuals about this after looking at the paperwork for the current dock approval process and felt that such help would be beneficial. However, he was concerned about the cost and spoke with Jennifer Troy-Black about perhaps using Nathan Moore, who had offered his services for \$425. Jennifer agreed with this cost so Richard met with Mr. Moore who will submit everything this week and expects a response to the application in 60-90 days.
4. Donna DeToll said plans are underway for the Easter weekend scavenger hunt and that she already has a couple of RSVPs. A discussion of the times of the Memorial Day and Labor Day picnics and meetings took place at this point, and it was decided that the Memorial Day meeting will begin May 23 at 4 p.m., followed by the picnic, to avoid a time conflict with the strawberry festival in Heathsville. The rain date for the picnic is noon on Sunday May 24. The Labor Day meeting and picnic will also start at 4 p.m. on that Saturday with a rain date at noon in Sunday. Jennifer will give Donna a list of items to be purchased for both picnics. Board members also agreed to limit the meats to hamburgers and hot dogs. Jennifer said that John Collier has volunteered to train people on using the association’s cooker. Donna said her husband, Andrew, would be able to

help with cooking as long as it would not occupy the entire day. Another former cook, Ken Fallin, will be contacted about helping if he is willing to do so.

5. Frank Klein said the pool repairs (including the momentary switch) are complete with the exception of an anti-suction device (required by a new federal law) that JoPa pools will install in May before the pool opens.

6. Frank gave a maintenance report after first thanking Mike Silagyi and Frank Stewart for their continued service to the association. Frank said that our handyman, Bill Sanford, had sent a card thanking everyone for their concern after he had broken his ankle. Bill is on the road to recovery. In recent weeks, he had installed no-trespassing signs at the barn, ordered pool chemicals, cleared fallen limbs along roadsides, mowed the driving range, backfilled the seawall, added gravel and graded Wittstat Lane, repaired the John Deere mower, cleaned Delaware Drive, and cleaned up the campground and Presley Creek nature trail areas, among other tasks. Frank noted that we had previously discussed the need to replace the driving range mats. The cost to install a new one will be around \$700, and he will go forward with the project.

7. Frank said that wireless internet is now available in the clubhouse and will soon be installed in the barn. He said he had previously been planning to buy cable to connect the PC in the clubhouse but that a wireless card would work better for less money, so that is his current plan.

8. Frank said two campground applications have been received so far; two new associate memberships have been approved.

9. Michael Goodrich-Stuart said that items for the April newsletter were due today. Jennifer said she had a couple of items she wished to add, and Ruth had earlier indicated she would supply something on recycling.

10. Jennifer Troy-Black said she would get in touch with Sheriff Wilkins about arranging for off-duty sheriff deputies to be present on holiday weekends in the summer.

11. Repairs to the clubhouse roof have been completed; likewise pipes which formerly emerged from the roof have been rerouted out the side of the building. The interior ceilings were repaired by Bill Sanford.

12. Jennifer Troy-Black said that the new phone directories are finished and will be available by mail upon request and will be distributed to members at the Memorial Day picnic. Copies will also be available in the clubhouse library.

13. Updated Rules and Regulations have been formally adopted by the board and are now posted on the association's website – www.bayquartershores.org.

14. Jennifer gave a report on the vandalism and theft from the barn. She said the suspects waived their right to a preliminary hearing so they will go to trial in April on a

date yet to be determined. She said we will be asking for restitution for the cost of repairs. Board members also noted that the Rules and Regulations permit the association to refuse the use of amenities to members who sponsor irresponsible guests, but no action will be taken as of this time against the members who were hosting one of the suspects.

15. The phragmites (invasive plants) issue was discussed. Jennifer said that the Callao Fire Department wishes us to sign a release if they conduct a controlled burn. Michael Goodrich-Stuart said no insurance companies were willing to give us a special policy to protect us from liability in that event. Jennifer said that she feels we should, therefore, not conduct a controlled burn, though other board members noted the plants are moving upstream and Robert Morris said that a burn may someday be the only solution. Frank Stewart offered to try cutting the plants down, but noted it if becomes too laborious he will stop. Dick Lee and some others offered their help. The board approved reimbursing Frank for any necessary equipment and supplies. Robert Morris offered rubber boots. Jennifer said she would get in touch with the landowner at the end of Bay Quarter Drive to obtain permission to work there if necessary. A motion was made to abandon the controlled burn but to continue spraying and ask for volunteers to work to remove the plants manually. It passed unanimously. A brief discussion of a proposed clean-up day took place, but the date was noted to be Easter Sunday so it was cancelled and replaced by the voluntary effort to remove the phragmites on March 21st. Mike Silagyi said he would look up the tidal forecast for that date to permit volunteers to plan to work at low tide.

New Business

1. Jennifer had investigated the possibility of having a water hydrant installed at the well site near the entrance of the development, but has been informed the system could not accommodate such a device due to the system's capacity and design.
2. Michael Goodrich-Stuart announced that we have received notice from the insurance company that our policy will not be renewed due to the liability presented by the campground and pool, given our low premium. He said he is in the process of attempting to obtain new coverage and will be in touch with an agent recommended by Jerry Gorman as well as with our current agent to seek alternatives.
3. Jerry Gorman suggested including an item in a future newsletter about property rights, noting that shoreline is private property on which individuals driving golf carts have been trespassing. The board recommends that land owners who wish to prevent trespassers install no-trespassing signs and call the sheriff when they see people ignoring them. Mike Silagyi said he would check into installing such signs on BQS property.

Member Time

1. Larry Roderer briefly discussed the break-in at his home on Hampton Place and said his neighbor had also had items stolen. He emphasized the need for members to contact

the sheriff to report crimes and hoped that such calls would result in increased police presence here.

2. Mike Silagyi commended the board on the work being done, in particular on recent repairs that have been made. He suggested that we implement the regular increase of association dues based on the Consumer Price Index, which is permitted by the covenants without requiring a vote of the membership.

3. Mike suggested getting security cameras for the clubhouse and other areas. Frank Klein said that with wireless internet now being available, many opportunities for such devices are now more tenable than in the past. Frank said he would get in touch with security consultants to discuss such possibilities.

There being no further discussion, the meeting was adjourned at 11:05 a.m.