

**Bay Quarter Shores Association  
Board Meeting Minutes  
February 13, 2010**

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

Board members present: Jerry Gorman, Michael Goodrich-Stuart, Billy Piggott, Gay Collier, Robert Morris. Others present: Dick Lee, Frank Stewart, Curtis Black, Dave and Amy Atwell, Gil Kendall.

1. Minutes from the January meeting were approved unanimously with no changes noted.
2. Jerry Gorman gave a treasurer's report. Total assets are \$228,881.48. Among items Jerry noted are the following:

The telephone contract has been amended, resulting in a savings to the association of around \$35 per month

Long-distance calls can be monitored with the new plan to prevent unauthorized calling

Dick Lee has helped with court document filing, saving the association legal fees  
Court actions to collect overdue association fees and dues have all been successful so far with the placement of liens

A second round of court actions, smaller than the first, will begin soon  
Jerry asked all who are spending money on behalf of the association to bring in receipts for tracking purposes. Frank Stewart offered to let Bill Sanford know of this requirement.

Jerry also noted that as a result of collection efforts, we are ahead of our budget for the year

Jennifer Troy-Black and Frank Stewart informed the board that the invoice for the tennis court fencing will soon be received and it will amount to around \$11,600

A motion was made to accept the treasurer's report and was passed unanimously.

3. The Lowe's credit card account has been approved and the card is in Roger Guy's possession
4. Jennifer and the board thanked Frank Stewart for his supervision of the tennis court project, which is now virtually complete with one minor item remaining. Bill Sanford has also put up a new bounceback board.
5. Billy Piggott reported that the pool will be managed again this year by Kim Farmer. He noted an issue with certain golf carts running around the pool and on the concrete slab where they present a safety hazard. He will install signs noting the area is off limits. The pool telephone needs replacement as do some lounge chairs. The pool staff has also requested a weather radio and replacement first aid kit. Billy and Jennifer will look into the cost of these items.

6. Billy mentioned that internet access in the clubhouse has been sporadic and wondered if the router might need replacement. Leonard and Phyllis Johnson have offered to provide a new router. Jennifer said she would ask Frank Klein to examine the setup. After the meeting, Michael Goodrich-Stuart looked at the router, which appeared to be working.

7. Gay Collier said she is awaiting information on the Virginia American Water situation. Gay indicated she cannot dedicate more time to this and asked for assistance. Jennifer mentioned that Kenny Eades, a BQS resident, is a main contact for this situation with Northumberland County. Frank Stewart offered to serve as a backup to Gay if his help is needed. Robert and Billy said they have examined the water tower near the entrance and that it is being held up by guy wires since its foundation has failed. They believe the tank is empty. Dick Lee said that when the pump stopped working several years ago, water pressure was low but water never stopped flowing. Frank Stewart noted that Joyce Creel, a BQS resident, may also be able to provide insight into this situation. He said he might get in touch with her.

8. Jennifer brought up the need for standard forms to deal with scenarios often faced by the board or its representatives. In particular, she wondered about the creation of forms that could be used to inform members if they are not observing the leash law and are not taking care of their property. She also noted the need for a way that the board could restrict members from using amenities while still keeping them liable for their dues. Jerry asked if POAVA might have forms of this type, and Jennifer asked him to look into that possibility. She also asked Dave Atwell if he would be willing to attend a future POAVA meeting as BQS's representative and he said he would look into the doing so. Dave wondered if the association could forestall problems with people letting their dogs run free if a future amenity (a dog park) were created. Frank Stewart said he would look into the cost of fencing an area of the common land for this purpose. Michael Goodrich-Stuart expressed concern about such a park being a maintenance problem from the standpoint of cleaning up dog droppings and mowing inside a fenced area.

9. Robert Morris said he and Jennifer had been discussing building compliance and some elements of the bylaws that might need to be adjusted to reflect the circumstances faced by the board at the present time concerning how this role is being fulfilled. He said he would look into updating the verbiage, and Jennifer suggested he contact Les Kilduff, an attorney who was instrumental in writing some of the bylaws. Robert noted he will continue to operate as he has done and offered to answer any questions on compliance as needed.

10. Jerry Gorman is concerned about the growing deer population and the new herding behavior he has observed with up to 12 deer coming through the property in groups. He wondered if a deer harvest might be worth pursuing, with meat being donated to the needy. He said the Virginia Department of Game and Fish might be able to help out. Frank Stewart wondered if a local hunt club might also provide assistance, and said Bill Sanford is a member of one such organization. Dave Atwell expressed concern about

letting the general public participate in an organized event of this type, since it might encourage future poaching. Others raised the issue of deer being viewed as pets. Some potential ways to conduct a deer harvest include father-daughter events and “wounded warrior” hunts where veterans at Walter Reed Hospital are brought in to participate. Dave said he would work with Jerry Gorman and Steve Jackson (who has volunteered to be the BQS hunting area coordinator) to look into this potential activity. Frank Stewart suggested anything be first mentioned in the newsletter to assess the feelings of members on the need (or lack of need) for wildlife management activities.

11. Billy Piggott informed the board he is holding campground deposits from year to year, and he also mentioned that some of the side roads in the development are soft due to the recent rains and snowfall.

12. Dave Atwell said he plans to close on the purchase of two lots in Bay Quarter Shores in a couple of weeks.

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