

**Bay Quarter Shores Association
Board Meeting Minutes
April 10, 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, Roger Guy. Others present: Dick Lee, Gil Kendall, Mike Silagyi, Jim & Jean Ince, Jill Goodrich-Stuart, Mark Barry, Curtis Black, Frank Stewart, Dave Atwell.

1. Minutes from the March meeting were approved unanimously with no changes noted.
2. Jerry Gorman gave a treasurer's report. He said dues receivable are down to a single page from three pages. He noted that he is looking into ways to move some cash into higher interest accounts. He also reminded board members that anyone using BQS equipment must track fuel used for off-road equipment so we can get a refund of the motor fuel tax. Dick Lee said he would assist in getting a mileage log document.
3. Jennifer Troy-Black announced that a letter had arrived from Northumberland County Victims and Witnesses thanking the association for prosecuting the individuals responsible for the barn break-in.
4. Roger Guy thanked Mike Silagyi and Frank Stewart for standing in for him while he was caring for his ill mother. He offered the following report:
 - Work is underway to replace the screens and screen door at the clubhouse porch.
 - The John Deere mower has been repaired
 - The septic inspection and pump-out was conducted by Mr. Beasley, who said the system is in excellent condition. Mr. Beasley suggests we initiate a program of inspections every three years.
 - The clubhouse water fountain has been repaired; bill is to come from RMC.
 - Pest control and rodent control has been performed on all buildings.
 - Dick Lee has been planting oak and pine seedlings on the clubhouse grounds to help prevent future erosion and to provide shade.
 - Weed spraying is underway.
 - The beach stairway has been replaced and seawall cap repairs are completed.
 - Three new fishing stations have been installed at the clubhouse.
 - The campground bathhouse has been repainted, with thanks being offered to Billy Piggott for his assistance.
 - The campground has been cleaned up and prepared for campers; thanks are offered to Dave Profitt and his sons for their assistance.
 - Mr. Robinson was contracted to remove 14 dead trees at a cost of \$2,800; 13 of the trees were in the campground.
 - Campground water was turned on April 1.
 - The commode in the campground bathhouse was repaired.

- Wooden cages around the campground water pipes were assembled by Mike Silagyi.
- Bill and Mike applied 25 gallons of water seal to the docks, piers, picnic tables and Presley Creek boardwalk.
- Frank Stewart has ordered pool chemicals.
- Nature trail signs have been installed at Presley Creek and on Bay Quarter Drive; no-trespassing signs have been installed on private property near the Presley Creek trail to discourage people from walking onto private property adjoining the common land.
- The Bay Quarter Drive access lot has a need for repair to the rip-rap due to erosion. Mike Silagyi noted that any repairs would have to wait until the ground is dry enough to accept heavy equipment.

5. Jennifer Troy-Black brought up the need to consider repair to the rip-rap near the clubhouse, as well as to look into adding material there to tighten up the shore protection. A number of individuals who perform such work were discussed, including Sean Bowles and Benton Hayden. Board members also discussed the possibility of plowing out silt at the bottom of the boat ramp during any repairs to the rip-rap. Frank Stewart offered to obtain quotes on needed work.

6. Jennifer offered thanks to Mike Silagyi for assembling information on the Virginia American Water rate increase for inclusion in the newsletter. Frank Klein has included much of this information on the website. Members with an interest in preventing or mitigating the rate increase are directed to seek information there.

7. Gay Collier thanked Dick Lee for help with handling compliance issues while she was unable to do so; she said she is now back to full availability.

8. Billy Piggott told the board that a neighborhood watch meeting had been held April 7 with about seven members in attendance. Another meeting will be held May 7th to plan for a table that will be staffed by members during the Memorial Day picnic. Billy also said he has prepared a memo for the newsletter concerning house and property upkeep.

9. Billy informed the board that staffing is set up for the pool. Signs have been ordered to help the pool attendants in keeping golf carts away from the pool area. Chairs are still being sought; Roger Guy said he would donate a new portable phone.

10. Roger Guy informed the board that Jane Cahill, a neighbor, is suffering from cancer, in the event anyone might wish to include her in their prayers.

11. Dick Lee said that he had sent out two disclosure packages in the last month and will send one this month. He informed the board of an upcoming POAVA board meeting on April 29th. Dave Atwell will represent the association.

12. Jerry Gorman asked that all board members and employees please turn in any bills or invoices to him or Jennifer for tracking by budget line item; they will then forward to Kelli Hamblin at Bay Accountants for payment.

Member Time

1. Frank Stewart provided the board with estimates for resurfacing the basketball court and installing new backboards. To remove the pad and put in new asphalt, Frank said the cost would be approximately \$2,200 at the current size. Backboards range in cost from \$500 to \$2,500 each. He recommends a model that sells for \$1,000 from Dick's Sporting Goods. Therefore the total cost for a new court and backboards would be approximately \$4,500. Mark Barry said he would help with logistics. The board asked Frank to handle obtaining a contract, and also approved making the court full-size (regulation size).

2. Frank investigated the cost of a possible dog run at the board's request. He returned with two options for fencing an area of 100' by 200'. The first is a chain-link fence surrounding at \$7,000. The second would be fencing with metal T-posts at a cost of around \$1,600. This option could be installed by the handyman. The board asked for a survey on this project to be included in the newsletter. Michael Goodrich-Stuart said he would do so.

3. Frank suggested the board consider setting clubhouse thermostats to higher temperatures in summer and lower in winter to mitigate energy bills. This winter one monthly bill for heating was \$900. The board agreed to the following limits: 60 degrees for winter heating and 78 degrees for summer cooling. Billy Piggott will handle this.

4. Frank was in receipt of proposals from propane vendors that would help cut costs by locking in prices during the summer when propane is less costly. He agreed to represent the board in dealing with Noblett Propane in Kinsale.

5. Dave Atwell offered a report on the recent POAVA meeting he attended on behalf of the board. The March 20th meeting concerned itself with compliance issues and disclosure packet guidelines. In addition, Dave said that the POAVA meeting included a discussion of property management companies now being required to be licensed. The need for stock documents for associations to use was discussed, and he said that POAVA offers no such documents at this time but may do so in the future. He also said that POAVA and the commonwealth of Virginia are considering a standardized complaint process that would be used by association members to bring concerns to boards of directors. He said he would attend the April meeting at the board's pleasure.

6. Dave said he was willing to continue working on the Wounded Warrior wildlife management project if the board was still interesting in pursuing this event. Frank Stewart suggested that if we are considering this, we should survey members in a future newsletter to assess their feelings on the topic. Jennifer asked Dave to draft an item for inclusion in a future newsletter.

7. Mike Silagyi asked if the board wished him to purchase fireworks for Independence Day. The board gave its assent to this, and Jennifer noted that the Callao Fire Department is willing to participate again this year.

8. Mike said that the bathhouse windows are in need of replacement and asked for input to be given by board members so he could plan appropriately.

9. Mike informed the board that Bill Sanford is attempting to cut roadside grass but that conditions are still too wet to permit this in certain areas.

10. Mike asked if the RMC maintenance agreement had been signed. He offered to handle this contract for the board.

11. Jean Ince informed the board of progress on the upcoming newsletter; Michael Goodrich-Stuart said that he would add a survey about the dog run and proofread the newsletter so it can be sent to members.

12. Mark Barry asked if installing a deer fence at the garden plot in the common land would be acceptable to the board, and was given permission to do so.

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