

**Bay Quarter Shores Association
Board Meeting Minutes
December 12, 2009**

Meeting was called to order at 9:03 a.m., Jennifer Troy-Black presiding.

Board members present: Michael Goodrich-Stuart, Roger Guy, Jerry Gorman, Gay Collier and Billy Piggott; also present were Dick Lee, Jim & Jean Ince, Dave Atwell, Debbie Anderson and Curtis Black.

1. Minutes from the October meeting were approved unanimously (no meeting was held in November).
2. Jerry Gorman gave a treasurer's report. He noted that of a dozen cases in which the association has had to take members to court for back-dues, 10 judgments have been made in our favor and two are being contested. He said the contested cases will no doubt be decided in our favor. He advised board members that if anyone contacts them regarding attorney-related matters, they should refer callers to the attorney and not discuss particulars with them. Once matters have been referred to the attorney, he (the attorney) should be the sole point of contact. Jerry said he hopes much of the collection work will be cleared up by the end of 2009 and that future work should be much easier. He further noted that he and Dick Lee are becoming familiar with how to handle court-related paperwork so that the attorney's fees can be designated more for when court time is needed and less for paperwork. Jennifer Troy-Black congratulated Jerry and thanked him for his efforts. As of November 30th, Jerry said the association has net assets of \$234,764.88.

Old Business

1. Jennifer Troy-Black brought up the status of the previously approved tennis court repairs and said the cost estimate has come in at around \$12,000. She asked the board for final approval to proceed, which was granted by unanimous vote.
2. Jennifer mentioned the already-approved work for the basketball court, and noted that nothing will be done there until spring in the hopes of coordinating work with some road repairs which might be done at that time (to be able to get good quality asphalt for the court surfaces at minimal costs). The board voted unanimously to proceed as planned. Frank Stewart asked whether the board wished to have a single backboard or a pair. There was some added discussion about the backboards and court size. Frank will obtain costs to increase the court to a standard size (it is smaller than regulation size at present) and backboard costs. This discussion will be continued at the next board meeting.
3. Roger Guy said he is prepared to order screening materials for the clubhouse porch and estimated costs at \$2,000. Jerry mentioned that getting a "project account" at Lowe's would provide a discount to the association and added time to pay without interest. He said he would be willing to put together the application for such. Billy Piggott, Roger

and Mike Silagyi have offered to tear down the old screens. Roger also said they plan to order a solid PVC door and hardware to replace the wooden one which is currently not working well. Frank Stewart offered to work with Roger. Roger also said they plan to cover beams with solid vinyl on the outside for a more uniform appearance. Others present volunteered to help with installation of the new screens and it was suggested this become a spring project with a party to follow. Gay Collier offered to manage the food if this were to be the plan, and the board accepted her offer. The timeline will be determined at a future date.

4. The campground repairs were discussed, including the installation of a skid-resistant flooring material. In a discussion stemming from this conversation, Jennifer offered to look into the cost of having a number of door locks rekeyed to minimize the number of keys board members and employees must carry with them.

5. The board discussed the calendar for next year's meetings and events. It was agreed to move all board meetings (other than special meetings or semi-annual/annual meetings) to 9 a.m. Jennifer said she would ask Frank Klein to post the approved calendar on the website. Dates for 2010 meetings as approved by the board are as follows:

January 9 – Board Meeting

February 13 – Board Meeting

March 13 – Board Meeting

April 10 – Board Meeting

May 8 – No Meeting (due to semi-annual meeting)

May 22 – Semi-annual Meeting 4 p.m. followed by potluck picnic; pool opens

May 23 – Rain date for semi-annual meeting

June 12 – Board Meeting (TBA – may be cancelled)

July 3 – Independence Day Celebration: 5 p.m. potluck picnic; 9:30 p.m. fireworks

July 4 – Rain date for Independence Day Celebration

July 10 – Board Meeting

August 14 – Board Meeting

September 4 – Annual Meeting 4 p.m. followed by potluck picnic

September 5 – Rain date for annual meeting

October 9 – Board Meeting

November 13 – Board Meeting

December 11 – Board Meeting

6. Billy Piggott gave a brief report on the status of neighborhood watch. Signs for automobiles are going to be arriving this coming week (five pairs). He hopes to have people team up (two people per car) when conducting patrols. He reiterated the guidelines of having no one approach any suspicious individuals, but rather to report to the police any activities they feel are suspicious. He also noted that patrols have been stepped up by the county sheriff and said he hopes to have a meeting with anyone interested in participating after the new year.

Billy also discussed the clubhouse reservations (two events have been booked in the near future); he also noted that deposits for use of the clubhouse are held until after the event and then returned if no problems are encountered. He then gave a brief report on the pool: water has been removed from the pool and the filters have been attended to in preparation for winter. He also told the board he has had a sign made that informs campers of the quiet hours (9 p.m. – 7 a.m.) and asks all to have their units removed by the deadline of January 7, 2010, as stated in the campground rules.

He said he has also reviewed the status of the campground and informed the board that some campers are at the end of the permitted camping periods due to campground rules limiting extended stays. One is a building camper whose rate will go up after a second year. It was suggested that the board reconsider rules that may drive some campers out of the campground when it generates funds for association use. Frank Stewart suggested that any changes be carefully considered since the rules as they are written were recently approved by a vote of the broader membership. Dave Atwell asked if someone visiting him in the campground could stay there, too. He was told that would be acceptable if they were to camp with him in his unit and on his site. Roger Guy also noted that if his BQS sponsor agreed to extend his sponsorship, Dave's guest could be on a second site. Concerning the campground rules, Jennifer reminded all that the rules are clearly posted on the association's website. Frank suggested the board adopt a statement saying that, "after two years camping may be extended subject to approval of the board." (WAS THIS ACCEPTED?)

7. Debbie Anderson asked about the use of golf carts on the nature trails. Dick Lee told her that the rules state no motorized vehicles are permitted on the trails, and reminded the board that a couple of years ago ATVs were a problem. He also said that in some instances, the golf carts have been instrumental in helping keep overgrown trails open for use. After some discussion, members noted that the only way to enforce this rule is for all who observe others causing problems with trails is to either call law enforcement or ask those being observed to desist from their actions.

8. Jennifer asked all attending to be sure to note in the subject lines of any email messages that the message concerns BQS. With the growing email traffic, it is difficult to know if any given message is important without this signifier in the subject area. She also asked those receiving BQS communications to acknowledge their receipt with a quick reply.

9. Jennifer informed the board of a letter sent to the association by members (one family) who have owned lots since 1965 but wished to dispose of them since they do not perk and back dues are owed. Roger said that in the past the association had informally taken back lots but that practice had been stopped. Jerry Gorman reminded the board that we are established with the fiduciary responsibility to all members and are not in the real estate business; he suggested that we let the attorney handle this letter since it concerns a collection process that is underway. Jennifer said that some \$1,800 in dues have not been paid by this member. The board took no action on this matter.

10. Gay Collier said she has sent out three BQS boat stickers and asked the board about the dispensation of car stickers. Members told her about the decision to discontinue stickers for automobiles; they are to be used only for boats and trailers.

11. The board approved a Christmas bonus and raise in salary for the handyman.

12. Roger Guy gave a maintenance report. He noted the following:

A. The remnant of Hurricane Ida kept the handyman busy removing branches from roads and generally cleaning up.

B. A new ground-fault circuit was installed in the campground bathhouse; colors have been chosen for interior painting there.

C. A new swing was installed at the clubhouse grounds.

D. The pool cover was installed with the help of Frank Stewart and Mike Silagyi.

E. Broken fences on access lots were repaired.

F. Gravel at the boat ramp was replaced; boards damaged at the boat ramp were repaired.

G. The campground water lines were drained for winter.

H. Barn Road and Witstatt Lane have been graded and gravel was added as needed.

13. Jerry asked the board to join him in prayers for Garfield Corbin's recovery from illness.

14. Michael Goodrich-Stuart informed the board that our flood insurance for the clubhouse has been renewed effective in October and that the amount of the insurance benefit is \$328,000.

15. Jerry asked the board its permission to look into the possibility of a Centrex phone system which might result in lower telephone costs.

Member Time

1. Frank Stewart asked who will handle supervising the tennis court project. Jennifer Troy-Black said she would sign the contract; Frank offered to oversee the project.

2. Frank asked permission on behalf of a local artist to remove a dead cedar tree from common land for use in an art project. No objections were noted to this request.

3. Frank offered to make any signs needed by the board upon request.

4. Frank suggested that the people living on Wittstat Lane take some responsibility for its care since only a small portion of it touches Bay Quarter Shores properties. He said one man living down the road has done some work on it.

5. Curtis Black suggested that it might be advisable for signs on nature trails to address the golf cart issue – whether they are permitted or not.
6. Dick Lee said he has begun plantings of seedling trees at the clubhouse property, being sure to place them in areas where leaves will not fall into the pool.
7. The board offered thanks to Jim and Jean Ince for their help in preparing and sending the association newsletter.

There being no further discussion, the meeting was adjourned at 10:15 a.m.