

**Bay Quarter Shores Association
Monthly Meeting Minutes
February 10, 2007**

Meeting was called to order at 9:02 a.m., John Collier presiding.

Board members present: Mike Silagyi, John Collier, Michael Goodrich-Stuart, Jennifer Troy-Black, Frank Stewart, Fraser Getgood, Stan Johnson. Others present: Bob Farina, Dick Lee, Roz Johnson.

Meeting minutes from January 13, 2007, were approved unanimously with one change, reflecting that a decision had been reached regarding the proposed pay increase for the handyman.

Treasurer's report was approved by a unanimous vote. Current assets: \$243,342.83. It was noted that the Annual Budget column is zero filled. The Treasurer said she is working with the accountants to have dollar values entered so we know what the board budgeted and what the actual income and expense amounts are.

Old Business

Frank Stewart listed the following items:

1. The reduced speed limit signs for which we have been waiting have still not been provided or installed by VDOT. A VDOT representative contacted by Frank said that "a study" might be required, so Frank inquired with Mr. Eades (Northumberland county administrator) who said that since the county had already approved the reduction in speed limits there should be nothing further needed from the state to proceed with new signs. Frank will continue to check on this issue.
2. The barbecue grill recently approved by the board has been purchased and is ready for use.
3. A verbal agreement has been reached with Fletcher Electric to rewire the pool pump house. Estimated cost \$1,400.
4. A new circulating pump is to be installed for the pool at an estimated cost of \$633.
5. Two signs indicating that the area around the clubhouse (between the fence and river) is prohibited from motor vehicles except for golf carts and handicap transportation will be installed.
6. The BQS association sign near the barn will be replaced since the old sign has become somewhat decrepit.
7. Installation of plywood in the barn, covering formerly exposed insulation, has been completed with the help of Mike Silagyi and Bill Sanford.
8. A verbal agreement has been reached with Mr. Clark to repair/replace campground bathhouse shower stalls and a commode, along with repairing some rotten wall structure. Estimated cost \$2,100.

Fraser Getgood said that a number of projects have been okayed in the past month. Among them are sheds on lots I-34/35 and G-24, and an addition/deck to the home on lots H-17/18. He suggested that the covenants (and/or bylaws) be reviewed and revised to consider their applicability to outbuildings as more members become full-time residents. Fraser presented an

application for a shed on lots H-78/79. This was approved with one abstention (by the lot owner, who serves on the board).

Jennifer Troy-Black said that a bobcat had been observed near the campground. Others present stated there had been several sightings of the animal in the area recently.

Stan Johnson inquired about applications he had received for vehicle tags and asked the board for clarification of policy. He was informed that we have done away with the requirement for cars and trucks to bear BQS stickers due to cost and enforcement issues. However, boats and trailers are still required to be identified with stickers. Stan said he would look into the cost of creating oval BQS stickers (like those that read "NNK" or "OBX") for possible voluntary application to vehicles by members. He wondered if such stickers might help in identifying member vehicles, and suggested that perhaps these stickers could be provided to the membership free of charge upon request.

Michael Goodrich-Stuart will look into having the new barbecue grill added to the association's insurance coverage.

Mike Silagyi discussed the following items:

1. The clubhouse has been used for a senior potluck dinner and a birthday party in the past month. No problems with sinks or toilets were reported.
2. A seasonal camper removed his trailer from the campground on the weekend of January 13, 2007.
3. Mike and Frank Stewart met with a representative from the Three Rivers Health District to get guidance on what needs to be done regarding the problems with the clubhouse septic system, and to learn which contractors are authorized to perform such work. It took over a week to get an appointment with that representative. Since then, Mike has spent two weeks playing phone tag with a contractor after an initial conversation on January 26th during which Mike said that the contractor indicated he would be interested in working with the association. The contractor has not, since then, returned Mike's calls or responded to his e-mail messages. Mike started to call other contractors beginning February 8th. (Note: Later in the meeting the initial contractor was identified and it was learned he had designed the system for the Goodrich-Stuart home. Michael Goodrich-Stuart offered to call him to see if any action could be spurred. This call was made Monday, February 12, and Mr. Goodrich-Stuart spoke personally with the contractor who promised to get back in touch with Mr. Silagyi promptly.) Stan Johnson asked whether we had rejected the idea of using pump-out tanks as a potential solution. Mike Silagyi said that we have no real idea of the volume of effluent since measured use includes water that both fills the pool and flows into the current drain field. He also said that any system involving buried tanks must receive a special permit from the health district and that such "pump and haul" systems are viewed by the health district as only temporary solutions. Stan responded that he wonders whether a sewer system may be required sometime in the future and that a tank system could serve as a stopgap answer until that time (so we are not making a large investment in a septic system that would subsequently be rendered obsolete). Mike said he is interested in investigating the possibility of a flow monitoring system which could spread effluent out by metering it into several separate percolation mounds on the site of the current septic field. John Collier said he felt that eventually law would dictate some form of sewer system but noted that

we must pursue options available to us now. Mike said that his report on the situation, appended to last month's minutes, lists several questions he feels need to be addressed, and that he has come up with more since that time. He will continue to work on the problem and keep the board informed.

4. Mike said he had heard from Ruth Franck, who promised to bring a proposal to the board's March meeting concerning sound abatement in the clubhouse to alleviate the echoing and acoustical issues that have been noted by members in past meetings.

5. Mike would like to thank Dick Lee for his good work regarding disclosure packages. He has not received any complaints from realtors or property owners since Dick took responsibility for distribution of these packages several months ago.

Dick Lee briefly mentioned the large erosion control project that is being undertaken by a property owner in Potomac Bay Estates. He said that Presley Creek will be monitored by VIMS (Virginia Institute of Marine Science) for three years, and that if the creek is adversely impacted by the project, Mr. Rowe (the property owner) will have to take steps to correct the situation. Dick said this decision arose due to an appeal of an earlier Wetlands Board action permitting the Rowe project to go forward.

Member Time

1. Roz Johnson said she feels that any decisions concerning outbuilding setbacks and sizes should be carefully considered by the board to accommodate input from members, and suggested that the board prepare itself to receive feedback concerning any such rules or changes approved. Fraser Getgood said that he believes current documents should be carefully reviewed and revised as necessary to reflect the growing need for larger buildings by members making Bay Quarter Shores their year-round home. John Collier said that, for the time being, motions of clarification can help resolve issues and he agreed that it would be beneficial to thoroughly examine association documents to clarify them. Frank Stewart suggested it might be expedient to simply use Northumberland County's standards for such items as setbacks, which would remove enforcement of rules from the association and place it in the hands of the county.

The next meeting will take place March 10, 2007, at 9 a.m. In April, board meetings will return to summer hours, and begin at 8 a.m.

At this time, the meeting moved outside for a preview and "test firing" of the new barbecue grill. John Collier invited the board (and those members in attendance) to return at lunch time as he planned to "christen" the grill with its first-ever ribs later that morning.

The meeting adjourned at 9:45 a.m.