

**Bay Quarter Shores Association
Semi-Annual Meeting Minutes
May 26, 2007**

Meeting was called to order at 12:05 p.m., John Collier presiding.

Board members present: Michael Goodrich-Stuart, Frank Stewart, Fraser Getgood, Jennifer Troy-Black, Ruth Franck, Stan Johnson; also present were approximately 35 members including Bob Pugh, Ronald & Edith Thomas, Mary Lou McFall, Jim & Jean Ince, Betty Plaughter, Kendall Fallin, Peggy Roberts, Larry & Sarah Roderer, Gary Shavlik, John & Pearl Simpson, Keith & Tricia Goodrich, James Carter, Evelyn Lee, Roger Guy, Ada & Bob Michael, Curtis Black, Dolly & Dick Lacy, Dick Bradshaw, Norma & Brad Stotz, John & Clarissa Leonard, Pam Ellis, Ed Guckian, Roz Johnson, Debbie Anderson, Gay Collier, Jackie Getgood, and Donna & Andrew DeToll.

1. Following a moment of silence in honor of fallen veterans and all those who have served and are serving our country, the minutes of the October 2006 annual meeting were approved unanimously with no changes.
2. The financial report was approved unanimously. Total current assets \$226,122.32.

Old Business

1. A report on the septic system was given. The old system, installed in the 1960s, has failed. Bids are being solicited to replace the system with one that meets the requirements which have been put in place in the ensuing years. To meet those requirements, the Three Rivers Health District has required installation of a peat-based engineered system, which has been approved and permitted. One contractor's bid has come in and four other bid packages have been sent out for response; however, no further bids are received in a timely basis we will go forward to be able to have the system installed for the height of the summer season and eliminate problems with effluent backing up into the clubhouse. The first bid was approximately \$37,000 according to Frank Stewart. Frank added that once a bid is accepted by the board, he will attempt to lock in dates for completion. The area approved for the peat mound is in the trees near the current boat trailer parking area. Most of those trees will have to be removed and boat trailer parking will need to be relocated to the far end of the clubhouse property. John Collier (and others) thanked Frank and Mike Silagyi for the many hours they have dedicated to this project.
2. The status of Bay Quarter Shores as a "golf cart community" is still being addressed in terms of the speed limit on Cod Creek Drive, which needs to be reduced by VDOT to 25 mph. John Collier reminded those present that golf carts must be driven only by adults according to Virginia law.

New Business

1. The pool opening went smoothly. New controls and power lines have been installed in the pump house and the systems is now up to code. Members are asked to monitor the behavior of their children (especially diving, etc.) that can be unsafe and disruptive. In addition, they are reminded that food should be consumed outside the pool fence; picnic tables are provided for that purpose.
2. Curtis Black is serving as chair of the nominating committee. A vote for new board members will take place at the September 2, 2007, annual meeting at which final nominations will be closed.
3. A discussion about permitting metal carports took place. Fraser Getgood mentioned that the bylaws state that ancillary structures should conform to the structure of the residence on any given lot. In the past, metal carports have not been approved due to perceived lack of conformity, but he asked whether "conformity" could be defined as simply as having the same color as the residence. He said that if we want to permit metal carports, we would need to amend the bylaws, and asked those attending for their input on this

situation. Roger Guy said he feels there is no need to amend the bylaws since he believes carports are not forbidden by current rules. Fraser said his request is intended to assure members of equal and fair treatment. Frank Stewart feels that bylaws may need clarification in any case, but Fraser said any requests could, if presented, be handled on a case-by-case basis and waivers can be granted if necessary. Ruth Franck said she is aware of significant opposition to metal carports on aesthetic grounds; she also mentioned that metal carports might present risks to adjacent properties during high wind (tropical storm or hurricane) conditions. In addition, she mentioned that metal carports are said to deteriorate quickly. A straw poll of the members in attendance asking their support for or opposition to metal carports was taken. The vast majority of those attending indicated their opposition to permitting metal carports. (Approximate results of the straw poll are 20 opposed to and 3 in favor of metal carports being permitted.)

D. John Collier mentioned that rules for keeping pets “under control” are in place and may need amplification/clarification. He said that while Northumberland County does not have an official leash laws, Bay Quarter Shores does have such a rule and that the board interprets it to mean that pets should be on leashes for the betterment of the community. Others present generally supported his feelings on this issue.

Board Member Time

1. Jennifer Troy-Black said that she continues to work with the accountants to refine budget line items for better budgeting in the future.
2. Stan Johnson has received manual records from Frances Fearce, the former board member in charge of compliance. He intends to utilize a database to replace the manual record-keeping that had been used in the past. Roger Guy asked whether any plans had been put in place to enforce the use of boat and trailer stickers. During some weekends, an off-duty sheriff deputy will be hired to monitor the boat launch area and ensure that only members are using these facilities.
3. Ruth Franck said that non-slip mats have been installed in the outside-entrance bathrooms. They will be checked and more will be put in place as needed.
4. John Collier offered a general “thank you” to board members for the time they spend working on Bay Quarter Shores business.
5. Michael Goodrich-Stuart mentioned that FEMA flood insurance has been put in place for the clubhouse.
6. Frank Stewart said that a HVAC expansion valve has been replaced by RMC at a cost of \$450. He noted that Wally Redman volunteered to repair the sign at the entrance by the intersection of Presley Creek Drive and Cod Creek Drive. He also announced that the grading of Wittstat Lane has been completed at \$400 under the estimated cost. In addition, the association has acquired a sprayer.
7. Fraser Getgood said that no new building requests had been received in the past month or so.

Member Time

John Collier opened the floor to members wishing to address the board.

1. A member asked whether kennels are permitted to operate in BQS since he has a neighbor who seems to have as many as 8-9 dogs, and that noise is sometimes a problem. John Collier said that is more than five dogs are on a property a license is required. He said that the issue is being examined.
2. Bob Pugh of Colorado Drive raised questions about the Presley Creek Association (PCA) and its activities concerning possible dredging of the creek. He provided a document entitled “Questions and Concerns Regarding the Dredging and Development of Presley Creek.” He asked whether the BQS board has monitored the Rowe Project and whether the board has been in regular contact with the PCA Association on dredging. He (and some other members who later expressed similar concerns) is worried

about the impact of a possible “special tax district” that might be sought to pay for the dredging of the creek, and cited estimated costs of \$250,000-\$1,000,000. He proposed that the BQS board monitor the situation and expressed opposition to a special tax district that would result in higher taxes for people who would not benefit from making Presley Creek navigable. Fraser Getgood mentioned that the PCA had attended a past BQS board meeting and at the time the BQS board made it clear that we wanted no direct involvement with the PCA or its projects as an organization (though individuals members are certainly able to participate on their own). Mr. Pugh wants the board to take a more active role in the PCA situation and provide information to the BQS membership. Fraser reminded members that the BQS board had asked any BQS members who are associated with the PCA to keep the BQS board apprised of PCA activities. John Collier said that it’s common for special interest groups to attempt to share costs among broader interests (“If they could spread the burden to 580 lots, they would.”), and he asked whether there was any need to establish a special committee to examine and monitor the status of Presley Creek. He informed Mr. Pugh of the time and place of monthly BQS board meetings and suggested he take on the role of keeping the BQS board informed of PCA activities (since he is a member of that association as well). Roger Guy said he believes the BQS board, and in particular its two full-time resident members, is already highly taxed and suggested that others should take on the responsibility of PCA monitoring. He went on to say that he feels people who would not directly benefit from dredging of Presley Creek should not have to pay for it. (The majority of those present indicated their support of his position.) John Collier said that if this becomes a tax-related situation (i.e. the potential for a special tax district becomes more real) we should all become involved and need to know about it. Roger Guy said that in the past Richard Haynie had said that the burden of any costs would fall solely on those whose properties border Presley Creek. John Collier said he welcomes individuals interested in the situation to form an independent committee to keep the board informed so that if any action needs to be taken in the future it could do so. Mr. Pugh agreed with that position though he said he might not be able to regularly attend board meetings.

3. Curtis Black reminded all present that he is heading the board nominating committee, and invited anyone interested in serving on the board to see him personally.

4. A member reported that a pier or section of walkway washed onto a neighboring lot along Cod Creek during the last big storm, and asked for advice on how to deal with it. The board will contact and advise the lot owner if made aware of the situation. John Collier said it is the responsibility of individual lot owners to maintain their properties, and that any situations considered eyesores should be dealt with by lot owners.

5. A member commented that children sometimes bring large floats into the pool, obstructing it for those who wish to swim and making it too crowded. Frank Stewart will discuss this with the pool manager.

6. A member asked whether there was a pool committee she could contact regarding the suggestion of establishing a time during each hour for “adult swim” (as is the practice at some other community pools). Frank Stewart will discuss this idea with the pool manager.

7. Ada Michael thanked the membership for their contributions to the clubhouse library, which has become quite a good collection of current literature. She said she welcomes continued contributions of children’s books as well as videotapes.

8. Members of the Northumberland Women’s Club expressed gratitude for use of the clubhouse.

9. Jim and Jean Ince were thanked and applauded for their continued work on setting up the newsletter.

10. James Carter spoke of a doublewide home being pulled across his lot on Hampton Court by a company putting that home in place and leaving ruts on his land. (His septic field was barely missed.) He wondered if the board had a policy to address situations of this type. Fraser Getgood said the board has no ability to deal with such circumstances but suggested Mr. Carter should speak directly with his neighbor. Mr. Carter is reluctant to do so to avoid potential enmity (and someone said this is the same neighbor who has lots of dogs). Frank Stewart said he knows who financed this particular home’s construction, and he might be able to assist Mr. Carter in contacting the contractor to see if the ruts can be rectified.

11. John Collier mentioned that we are in excellent financial condition, and that the cost to repair the clubhouse septic field could be paid with no need for a special assessment. He feels the association is one of the best managed in the Northern Neck, and most solvent in Virginia, and wants to keep it that way. He thanked members for paying their annual dues on time.

12. It was announced that the annual Independence Day picnic and fireworks will be held June 30th beginning at 6 p.m. (with a rain date of July 1st).

There being no further discussion, the meeting was adjourned at 1:23 p.m., and was followed by a membership picnic.