

## **Annual Bay Tree Lakes POA Meeting April 10, 2010**

The Bay Tree Lakes Property Owner's Association, Inc Annual meeting was held at the Club House on Tuesday April 10, 2010.

President Charles Atkinson called the meeting to order at 10:04 am at which time everyone was welcomed to the meeting. President Atkinson expressed his appreciation to those who helped this year and for everyone's attendance.

President Atkinson requested Roger Wright to give the invocation.

### **2009 Annual Meeting Minutes**

John Shaw presented the minutes. There were no corrections. Charles Massey made a motion, seconded by John Hemingway to approve the minutes as presented. Motion carried.

### **2009 Calendar Year Financial Report**

Clark Valentiner presented the Annual financial report. Motion was made by Roger Wright seconded by Less Hawkins to approve the Financial Report. Motion Carried.

### **President's Comment**

President Atkinson again thanked all the POA members for their assistance during the year. He recognized and thanked the Directors, the Bay Tree Women's Club, The Red Hat Ladies Club, Dennis Ford and Junior Rideout for the technical support in putting together the power point and sound system.

President Atkinson recognized the volunteers that served on and gave their time on different committees:

- GEORGE STARKE (WEB MASTER & ARC REVIEW COMMITTEE)
- PHYLLIS & BOB LATHAM (4TH JULY)
- JOHN & PAT HEMINGWAY (4th July)
- HECTOR REYES (FISHING TOURNAMENT)
- CHRIS PACK (FIREWORKS)
- CAREY HORRELL (GEESE ADDLING)
- JUNIOR RIDEOUT (SOUND SYSTEM & WATER STUDY COMMITTEE)
- JIM CRAYTON (ARC COMMITTEE)
- BRIAN WOLF (ARC COMMITTEE)
- CLARKE WOOTEN (WATER STUDY COMMITTEE)
- MAURICE LANE (WATER STUDY COMMITTEE)

President Atkinson discussed Board accomplishments as follows:

- PRELIMINARY PLANNING FOR UPGRADE RECREATION ROOM AND EQUIPMENT
- CONTINUED TO WORK ON THE NEW ACCOUNTING SYSTEM
- GEESE REMOVAL AND BEAVER ABATEMENT
- WORKED ON, COMPLETED, AND APPROVED OUR 2010 BUDGET
- UPDATED OUR LONG RANGE CAPITAL IMPROVEMENTS PLAN
- EVALUATED, SOUGHT SOLUTIONS AND HOPEFULLY RESOVLED OUR LOW LAKE WATER LEVELS ( WORK IN PROGRESS )
- UPDATED POLICIES (GRASS MOWING, MEMBER PRIVACY AND CONTROLS)
- ROAD LOAN PAID DOWN ADDITIONAL \$40,000.00

### **Old Business**

Bob Latham reported that the Fire Department had no structure fires but did mutual aid calls with other Departments. Bob reminded the members how dangerous using combustible materials as mulch could be. The Department is working on getting a new truck and still needs volunteers.

Sally Valentiner reported that the Bay Tree Women's Club meets on the 3<sup>rd</sup> Saturday morning from 9:00 to 10:00 am and invited all ladies to join in. They also have a covered dish dinner that same night. The club sells Bay Tree Logo items to raise funds. The Club also sponsors an auction at Christmas to raise funds for the Bladen Crisis Center.

Dennis Ford thanked the Board for supporting the Easter Sunrise Service and breakfast. There were 60 in attendance. He has also plans of trying to get the Bay Tree Men's Club active.

The Fitness Club still meets each morning at the club house. Call Lori Massey or John Hemingway.

Roy Dew reported that 110 geese were removed and that 10 eggs were addled. We are addling eggs again this year and we have an individual taking care of the project for the community.

### **New Business:**

Charles Massey reported on the lake and canal water study. The full report is attached.

President Atkinson reported that the Board was taking applications for assistant property manager position. If anyone was interested get a resume to him or Roy Dew.

Mike Dilello suggested all members treat fire ants the last weekend of April. He stated that experts suggest that if everyone treats at the same time treatment is more effective.

Kyle Randleman, market manager with Star Communications, explained Star's fiber optics that gives Bay Tree cable TV. Star is providing free cable to the club house and had a TV set up to demonstrate the quality of Star Cable.

Mike Dilello made a motion that the recreation and exercise room be remodeled into an exercise room and library. The motion was seconded by Roy Dew. The motion carried.

President Atkinson asked for questions and comments for the members.

- Chris Pack said that he thought that Lake Creek should cap the pipe that they installed between the marina and the stand pipe put in by the POA. The President explained that we had no control over Lake Creek.
- Angela Smith explained what was happening to her home because of Lake Creek raising the new canals so that they can cut the old canals through to the new canals. The road no longer drains and her lot is flooded when it rains. Also the water table has water standing under her home. Her children have been sick because of the mildew and mold that is growing under her house because of the water. She asked the POA for help.
- Chris Pack asked about putting a stand pipe at the marina drain. This again is controlled by Lake Creek.
- Mike Smith stated that we should look into getting the bays designated as wet lands. He said that he has lived here for 35 years and the area has always been a wet bay. The ditching that was done during the fire allowed water to move out of the bays and allowed water to leach through the sand from the lake into the ditches through the bays.

President Atkinson thanked everyone for their comments and that the Board was going to continue to look at all areas where we may be losing water. The Board will also be looking at what will be happening with connecting the canals.

### **Election of Board Members:**

Clerk Tish Herrmann advised that we had a quorum.

Nominations will be for 2 members for a 2 year term to fill the expiring terms of John Shaw and Charles Massey. There is also 1 member to fill the unexpired term of Roy Dew.

President Atkinson opened the floor for nomination and the following POA members were nominated:

1. Dennis Ford
2. Mike Smith
3. Clark Wooten
4. Junior Rideout
5. Angela Smith

George Stark made a motion that the nomination be closed and was seconded by Jim Crayton. The motion carried.

Ballots were passed out and the members were advised to vote for three nominees with the one with the lowest votes will fill the one year term.

The votes were counted with the following results:

1. Dennis Ford (2 years)
2. Clark Wooten (2 years)
3. Junior Rideout (1 year)

The next annual meeting will be April 9, 2011.

There being no other business the meeting was adjourned.

Respectfully submitted,  
John Shaw  
Secretary  
Bay Tree POA

## Water Issues Committee Report

During the October 2009 POA Board Meeting, action was taken to create this committee. Charles Massey accepted the chairmanship with members Roy Dew, Junior Rideout and Clark Wooten. The purpose of this committee was and is to closely monitor the lakes and canals for signs of problems that might adversely affect those bodies of waters and as needed suggest actions to alleviate those problems.

The committee met on November 2<sup>nd</sup> and examined various measuring devices that could be employed in the monitoring of water levels. It was agreed that immediate action was needed and temporary measuring devices should be installed to start the measurement process. The committee met again on November 5<sup>th</sup> and accurately placed devices in Bay Tree Lake, at the boat lift, in the old marina area and at the standpipe install in March 2009. On November 13<sup>th</sup> a letter was sent to the corporation inviting their participation in the committee and seeking a mutual effort in finding solutions to water issues. No response was received.

Subsequently the developer undertook an effort to equalize the water level in the canals with the intent of joining the two. Members closely watched this development and as concerns in the community increased we asked Mr. Steve Jones, Jr. to meet with us to explain his plan. We met with Mr. Jones on January 11<sup>th</sup> and listened to his presentation and answers to a number of questions. It became clear that additional questions would be raised and Mr. Jones agreed to respond to those questions within a reasonable time frame. Between the committee and board members thirty-three questions were submitted to Mr. Jones immediately following the February board meeting on February 11<sup>th</sup>. We are awaiting those answers at this time.

The committee has continued to track water levels primarily through the efforts of Roy Dew, Property Manager, and volunteers Maurice Lane and George Starke. The data has been charted carefully since November 5<sup>th</sup> and we have enjoyed watching the water levels rise dramatically since that date.

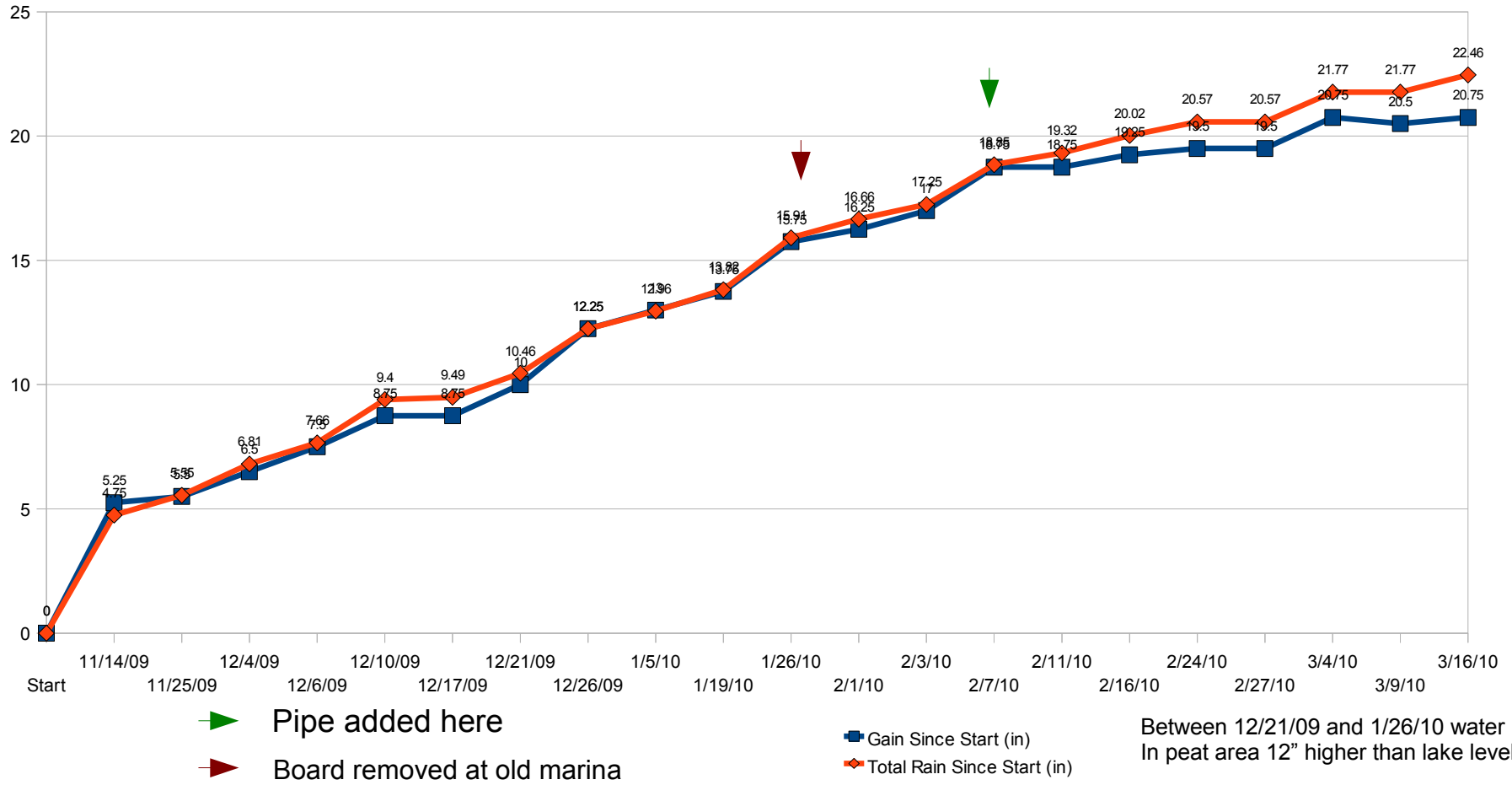
On or about February 8, 2010, the developer installed a new drain pipe in the peat bog area which lies just beyond the old marina area. Additionally, a damming device that was placed at the marina was removed. The installation of this pipe and removal of the damming device directly circumvented our efforts begun in March 2009 to eliminate water flow away from the lake. The water level measurements taken on March 9<sup>th</sup> in Bay Tree Lake showed the first decline since data collection started in November. It equaled 0.25".

We are currently examining our options for responding to these events. The committee is deeply concerned that these recent actions will adversely affect the water level in Bay Tree Lake. Additionally, water is being released from the canal system at the East Island end of the canals.

The committee and the board intend to do all in our power to ensure the integrity of the waterways and lakes in our community.

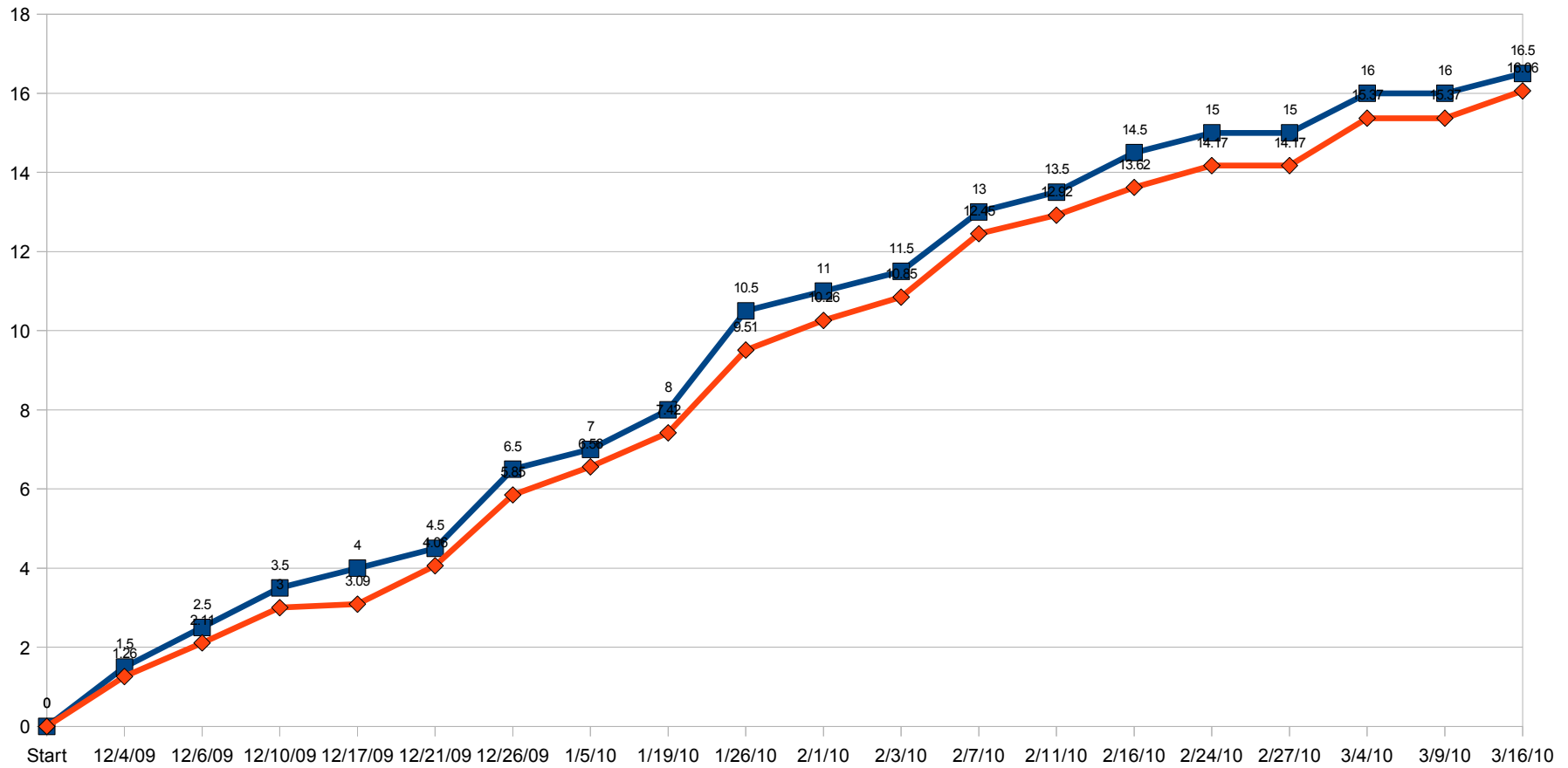
# Bay Tree Lake Level

2009-2010



# Horsepen Lake Level

2009-2010

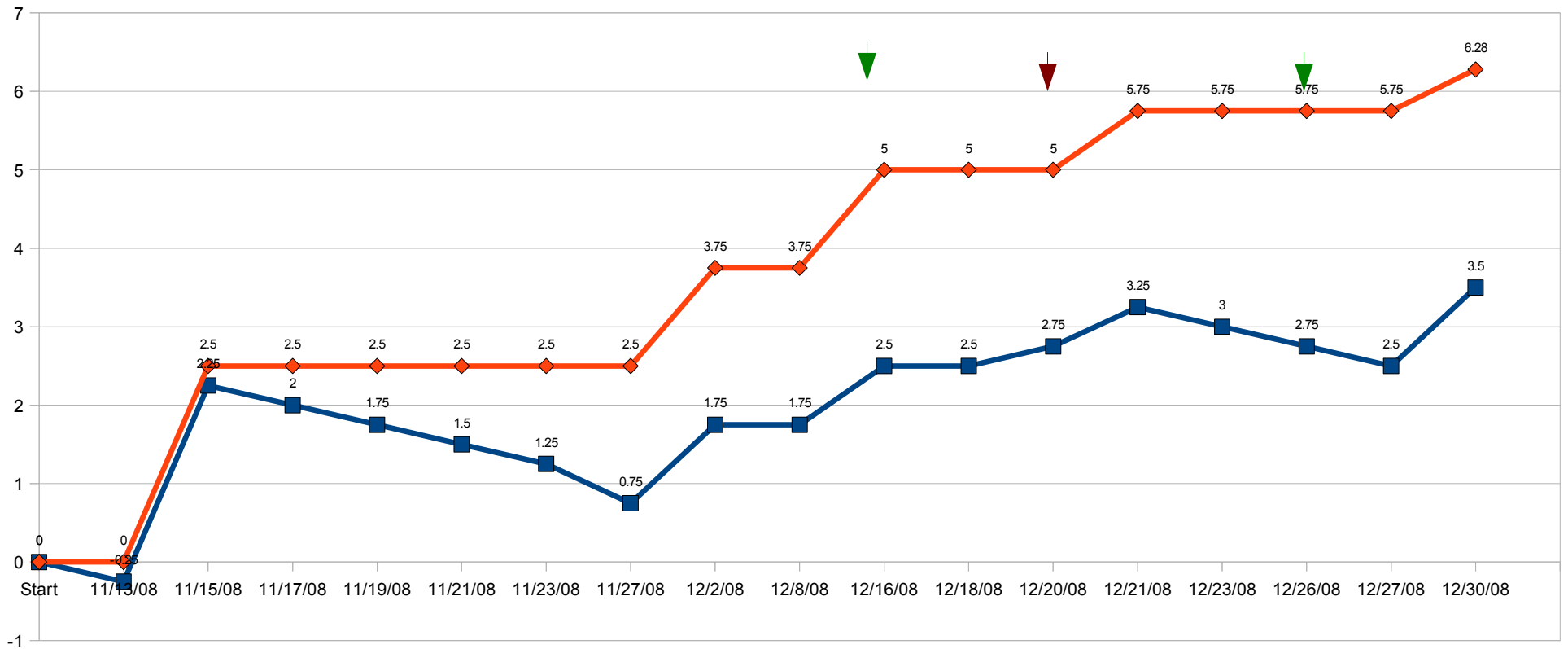


Starting Depth = 35.0"

■ Gain Since Start (in)  
◆ Total Rainfall (in)

# Bay Tree Lake Level

2008



Board Installed

Board Removed

Gain Since Start (in)

Total Rainfall (in)