

# *Bay Tree Lakes*

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## *Property Owners Association*

### **Annual Bay Tree Lakes POA Meeting May 18, 2013**

The Bay Tree Lakes Property Owner's Association, Inc. Annual Meeting was held at the Clubhouse on Saturday, May 18, 2013. President Brenda Cherry called the meeting to order at 10:07am at which time everyone was welcomed. President Cherry requested Maryellen Robeson give the prayer of invocation.

President Cherry read through the agenda and then introduced the other board members and staff.

#### **2012 Calendar Year Financial Report (see Attachment)**

Clark Valentiner, treasurer, presented the full year 2012 financial report. The total income for the year was \$211,042.69. Total operating expenses for the year were \$130,168.55. The amount paid on the road loan as of Dec. 31, 2012 was \$102,760.00. Net operating income was in the negative at -\$21,885.86, with outstanding dues at \$25,877.80.

Year to date through April had our Operations checking account at \$82,115.38.

Road Loan was paid off on March 11, 2013 (which received applause from the membership)

Pool checking account balance is \$5230.00

Money market account balance is \$55,607.97

Our total cash account balance is \$142,953.35

#### **2012 Updates and Accomplishments ( See Attachment)**

President Cherry went through the itemized list of accomplishments. She pointed out that the new policies are on the community website. She gave special thanks to those involved in making the Independence Day Celebration successful, the Lathams, the Robesons, the Votaws and Sue Gillis.

#### **Bay Tree Lakes Fire Department**

Mr. Bob Latham wanted to thank everyone for their support especially during their annual golf tournament as it was a big success and their major fund raiser. He went on to give a brief report on their accomplishments this year. They responded to 51 calls, no structural fires, thank goodness. They have purchased a new thermal imaging system and put into operation a new "Brush Truck". The truck was a gift from the state, but needed a lot of work. The department spent \$10,000 to upgrade it. Mr. Jim Crayton did much of the work. He took it to display in Raleigh and actually got a 30 kw generator as a gift from the state taking it up there.

Bob said that last Saturday, May 11<sup>th</sup>, they had an “open house” and picked up 3 new members. He invited anyone wanting a tour of the firehouse to let him know and he would be happy to show them.

### **Bay Tree Lakes C.E.R.T. (Community Emergency Response Team)**

Mr. Jon Hosking introduced himself and stated that he is re-activating CERT in the community. They have had 2 events this year. In February they had the National Weather Service give a presentation on weather condition observation. In May they had Mr. Dwight Sheppard give training on how to use GPS coordinates when performing a search and rescue mission. Mr. Hosking advised that to anyone interested in joining please let him know.

### **Bay Tree Lakes Women’s Association**

Mrs. Maryellen Robeson invited all woman of Bay Tree to please attend the monthly meetings held September through May on the 3<sup>rd</sup> Saturday, followed by community pot luck dinners the same evenings. She stressed the point that you need not be a full time resident to attend. She thanked Mrs. Michelle Lewis, Mrs. Jaime Walton, Mrs. Hilda Ingram, and Ms. Sandy Kissam for their service as officers this year. She also thanked Mrs. Neta Massey, Mrs. Jaime Walton, Mrs. Pat Hawkins, and Mrs. Anita Kelley for coordinating various projects. Mrs. Mary Ann Hardee was thanked for her years of service for coordinating communication for meetings and dinners. Financial support was provided to the Bay Tree Vol. Fire Department with \$200.00 for their golf tournament, \$100.00 each for the children’s Halloween and Christmas parties, Bladen Crisis received \$1,472.00 from the annual Christmas auction and two new clocks were donated to the Clubhouse. Services provided throughout the year included dinners and travel support for families facing difficult times and community clean up days. Refreshments were provided for the January and May POA meetings.

### **Community Updates**

President Cherry went through the slide presentation of “Updates” and “Future Plans” She pointed out that there was a signup sheet at the back table for anyone interested in joining a “Rod and Gun Club” which Mr. Jim Crayton is looking to form in the community. There were also copies of the “Animal Control Policy”, “Boating and Fishing Regulations”, “Dues Policy” and forms for “Boat or Water Vehicle Registration” to receive new Bay Tree Lakes Property Owners Association Stickers. These are for residents to put on their water vehicles and boat so that people will know that they are residents of the community. The forms can be filled out and returned to the property manager to receive stickers. There was also a signup sheet for anyone interested in joining the “Safety and Security Committee”.

President Cherry stated that there had been question from the membership about having an audit done on our financials. To determine interest of the community, President Cherry asked for a show of hands. Only one member raised their hand.

### **Officer Elections**

President Cherry after advising that we had a quorum opened the floor for nominations for the board of directors. She stated that there were 3 openings and wanted to get at least 5 or 6 nominees so there would be alternates should any openings become available during the coming year. Mrs. Sonya Smith and Mr. Hank Howell declined nominations. The nominees were Jim Crayton, Clark Valentiner, Mick Robeson, Junior Rideout and Mr. Rick Lashmit. All nominees were given a couple minutes to introduce themselves before the voting took place. Ballots were

collected and the results were counted by Mr. Bob Latham and Troy Votaw. The results were as follows: Jim Crayton – 107, Clark Valentiner – 140, Mick Robeson – 127, were elected to the board for 2 year terms. Alternates are: Junior Rideout – 71, Rick Lashmit – 24.

### **Open Floor**

President Cherry then opened the floor for questions from the membership.

Mr. Les Reinlib asked for an update on the pool. President Cherry stated that the pool will open around June 15<sup>th</sup>; there will be a 5 foot fence around the pool with brick columns evenly spaced. There will be handicap, his and her restrooms. The furniture has been ordered. Key cards will be issued with sign off forms acknowledging receipt of pool rules and regulations.

Mr. Charles Massey asked about the procedure of drafting the pool rules and regulations. And would the membership be allowed to review and provide input before they are finalized. President Cherry stated that we are reviewing what the pool committee had submitted and that we would post them on the website prior to finalizing them to allow for membership input.

Mr. Bill Szigety apologized to the membership for his new 1year old dog that has chased some neighbors. He stated that he is taking steps to correct the dog's behavior.

Mr. Beaty asked why there were double locks on the gate across the highway where debris used to be dumped. President Cherry stated that we are now encouraging everyone to take their trash to the refuse area. Burn permits are a big issue and we don't believe we can obtain one for future burning.

Mrs. Jill Stevens asked what steps the board takes on uncollected dues. President Cherry stated that there is a policy which we follow. Copies were at the back table and located on the website.

Mr. Clay Bullard requested the number of votes for each of the candidates be read aloud. Mr. Troy Votaw read out the numbers. Mr. Bullard then stated his desire to have the board hire a hydrologist to investigate the lake level of the lake. President Cherry stated that we just had the Army Corp of Engineers, the N.C Water Commission, and the Park Service perform a 10 month investigation and they found no violations of any type. She said that past boards have had a hydrologist work on the issue. She stated that we will have to decide where we go from here.

Mrs. Karen Pack read a letter written by Mr. Mike Smith, who chaired the water committee, to be read. It stated that the lake is the highest it has been in the last 2 years and that he is continuing to work with the state agencies.

Mr. John Shaw asked for copies of the missing "Attachment A" from the January 26<sup>th</sup> Special Meeting regarding the changes in the covenants and restrictions. He stated that they had disappeared from the website. President Cherry gave Mr. Shaw a copy and noted that we would follow up.

Mr. Curt Hardee had several questions:

- 1) Questioned if Class B votes were legal. President Cherry stated that they have never been cast in the past. The only reason they were cast at the special meeting was because of a

challenge to the voting process. That now, after changing the covenants and restrictions, they need not be cast to have a legal vote.

- 2) Who pays the upkeep on the roads? President Cherry stated that the developer repairs the roads and is in the process of fixing some places right now.
- 3) Will the pool assessment eventually go away? President Cherry said yes it will probably go away but future boards will decide how the maintenance of the pool will be handled.
- 4) Mr. Hardee suggested that we ask an attorney about having separate ownership of the pool to avoid possible liability. President Cherry stated that we would check that.
- 5) Mr. Hardee's final question revolved around the possibility of Bay Tree Lakes Community being annexed by another town. He had gone through it in Fayetteville and has a concern that it could happen here. President Cherry stated that we would research it.

Mrs. Karen Pack asked if we had acquired a new attorney. President Cherry stated that we have spoken with Mr. Kyle Melvin and we had scheduled an appointment with him.

There being no additional items for discussion the annual meeting was adjourned.

The next annual meeting will be April 12, 2014.

Respectfully submitted,  
Mick Robeson  
Secretary  
Bay Tree POA Board



**PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING**

**WELCOME**

***May 18, 2013***

## Agenda – May 18, 2013

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- **Welcome to the May 18, 2013 Annual Meeting**
  
- **Primary Agenda Items**
  - **Introductions: Board Members, Staff**
  
  - **Financials**
  
  - **Accomplishments**
    - **Bay Tree Lakes POA Board**
    - **Bay Tree Lakes Volunteer Fire Department**
    - **Bay Tree Lakes C.E.R.T.**
    - **Bay Tree Lakes Women's Association**
  
  - **Updates**
  
  - **Future Plans**
  
  - **Officer Elections**

# POA Board & Staff

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- **POA Board:**

**Brenda Cherry – President**

**Troy Votaw – Vice President**

**Mick Robeson – Secretary (Term Expiring)**

**Clark Valentiner – Treasure (Term Expiring)**

**Junior Rideout – Member at Large ( Term Expiring)**

- **Staff:**

**Tish Herrmann - Clerk**

**Carl Cain – Property Manager**

**Steve Lewis – Asst. Property Manager**

**J.R. Wise – Asst. Property Manager**

**Donovan Vinson – Certified Pool Manager**

## Financials F/Y 2012

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■ Total Income	\$211,042.69
■ Road Loan Payment	\$102,760.00
■ Total Operating Expense	\$130,168.55
■ Net Operating Income	-\$21,885.86
■ Outstanding Dues	\$25,877.80

# Financials

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## APRIL 2013

■ Operations Checking Account	\$82,115.38
■ Road Loan Account	Paid Off March 11, 2013
■ Pool Checking Account	\$5230.00
■ Money Market Account	\$55,607.97
■ TOTAL Cash Accounts	\$142,953.35

## YEAR TO DATE THRU APRIL

■ Total Operating Expense	\$72,321.16
■ Total Income	\$111,510.49
■ Net Operating Income	\$39,189.33

## Updates and Accomplishments

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- **Paid off Road Loan**
- **Reviewed and revised Clubhouse Rental Policy**
- **Replaced boards & re-painted markings on pier**
- **New “CAUTION” signs added at boat lifts**
- **Replaced entry gate arms**
- **Installed power generator for main gate outages (tested monthly)**
- **Adopted new Boating & Fishing Regulations for canals & Horsepen Lake**
- **Successful Independence Day Celebration with Children’s Fishing Tournament , Ice Cream Social, Children's Parade and Boat Parade**

## Accomplishments - continued

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- Previous years motions ratified at January 26<sup>th</sup> meeting.
  - Drafted and approved job descriptions for Property Manager and Assistant Property Managers functions. (on website)
  - Changed Articles V & VII in the BTL Covenants and Restrictions (not on website yet)
  - Completed contracts to have swimming pool / related improvements
  - Secured a 10 year fixed 3.75 % interest loan for \$400,000 Pool & Cabana with a local bank
  - Drafted a cell phone policy to allow residents the opportunity to eliminate landlines
  - Created a “Capital Items Request List” to prioritize and address community improvements
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## Accomplishments - continued

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- **Additional Speed Limit Signs Ordered**
- **New Landscaping in front of Clubhouse**
- **Working with State Officials on Bay Tree Lake water level**
- **Installed new Gatehouse Camera System**

## Accomplishments

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- **Bay Tree Lakes Fire Department**
  - **Bob Latham**
- **Bay Tree Lakes C.E.R.T.**
  - **Jon Hosking**
- **Bay Tree Lakes Women's Association**
  - **Maryellen Robeson**

## Updates

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- Working to fine tune the pool rules and policy submitted by the pool committee
- Water committee reports that the lake level is the highest it has been in years
- Cabana upgrade will start after Labor Day
- Volunteers needed for the Safety and Security Committee

## Future Plans

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- **Clubhouse Upgrades – Sound System, Painting**
- **New Pier at Cabana**
- **New Security Camera System – Clubhouse, Cabana, Pool, Storage Yard, and Boat Ramps / Lifts**
- **Upgrading the children’s playground**
- **Developing Safety & Security Committee**
- **“Rod and Gun Club” being explored by Jim Crayton**
- **Researching the installation of a Weather Station**
- **Audit of Financials has been suggested and is welcomed by the board**

# Officer Election

3 positions

# QUESTIONS

Please State Your Name

&

Your Bay Tree Lakes Address