

Monthly Board of Directors Meeting

The Bay Tree Lakes Property Owners Association Board of Directors monthly meeting was held at the Bay Tree Lakes Clubhouse on Tuesday, December 9, 2008. The following Board Members were present: John Shaw, Charles Massey, Dennis Ford, and Roy Dew. Charles Atkinson was absent. Others present were Tish Herrmann, POA Clerk and POA Members: George Starke and Les Reinlib.

President John Shaw called the meeting to order at 7:04 pm at which time everyone was welcomed to the meeting. President Shaw expressed his appreciation for everyone's attendance.

President Shaw requested for Dennis Ford to give the invocation.

President Shaw distributed the meeting agenda to all present. (Attached marked Exhibit A)

Approval of November 2008 Meeting Minutes (Attached market Exhibit B)

Dennis Ford presented the minutes for the prior month's meeting. There were no corrections.

Approval of Financial Report (Attached marked Exhibit C)

Charles Atkinson presented the prior month's financial report.

Property Manager's Report (Attached marked Exhibit D)

At Large Board Member and Property Manager Roy Dew presented the monthly report.

Clerk's Report (Attached marked Exhibit E)

POA Clerk Tish Herrmann presented the monthly report to the Board.

In order to expedite the Board meetings, members reviewed all reports prior to the meeting. President Shaw asked for any comments or questions regarding any of the reports, there being none, a motion was made by Charles Massey and seconded by Roy Dew to approve all reports as presented. The motion was unanimously approved.

OLD BUSINESS

A. Update on Accounting:

Treasurer Charles Atkinson was not able to attend the meeting and a report was not available. A report on the progress will be requested for the January 2009 meeting.

B. Erosion of Drains:

Roy Dew presented three estimates for consideration regarding the road project. The first estimate was to apply fill dirt to the shoulders of the remaining roads. The 2nd estimate was to place sod around the eleven drains to keep the dirt from washing into the newly installed drain pipes. The 3rd estimate was to attach an elbow to the end of the drain pipes and bring the pipe up so that it is close to level with the surrounding terrain. Fill dirt will then be placed around the drain along with a drain cover. Dennis Ford thought that the first estimate to place fill dirt along the remaining roads was viable but requested that this decision be made after the first of the year. Treasurer Atkinson requested in an email to the board members that we wait on some of the income from January before considering additional projects. Roy Dew made a motion to table the decisions on these items until the January 2009 monthly meeting which was seconded by Dennis Ford. The motion was unanimously approved.

C. Road Edges:

Charles Massey agreed that we need to table the further discussion of spending funds for the roads until we have the year end report from Secretary Atkinson and income coming in to the board for year 2009.

NEW BUSINESS

A. Lake Access issue:

Les Reinlib addressed the board regarding property he owns at 618 S. Horsepen Drive. He indicated that he and approximately 70 property owners are "Land Locked" and do not have access to the lake by boat. He indicated that he has talked with Lake Creek Corporation several times since July and was told that the canal would be open by the spring of 2009. Mr. Reinlib requested that the Board write a letter to the Corporation requesting that the Corporation open the waterways so that all homeowners could enjoy recreational benefits and use the lake. It was agreed by the board that this message would be conveyed verbally when President Shaw goes to the talk with the Corporation about pending issues.

B. Club House Improvements:

Charles Massey indicated that he has received some comments regarding the sliding door that is broken, the ice machine that does not work, and the maintenance of the floor in the clubhouse. Charles Massey said that the sliding door needed to be replaced when possible. He said that understood the need to wait until we have adequate funds for that project. Roy Dew advised that the ice machine had been repaired. It was agreed to by all members that the floor needed regular maintenance. Roy Dew was asked to obtain estimates for stripping the wax and resealing the floor. The board agreed that this item needs regular scheduling for preventive maintenance.

C. Exercise Room:

President John Shaw talked about the treadmill and how it is not working correctly. He wanted the board to consider improvements to the exercise room when funds were available.

D. Bulletin Board:

Charles Massey indicated that three women from the community had recently approached him with a request for the board to improve the bulletin board placement and appearance. Dennis Ford indicated that he felt that the community bulletin board should be moved to the front of the clubhouse or in front of the cabana so we have more control over its construction appearance and regular maintenance. This item was moved to the January board meeting.

E. Removal of Speed Bump Posts:

Roy Dew advised that the Corporation removed the 4 x 4's that the Board put up to prevent cars from traveling around the speed bumps. It was agreed that the Corporation has the deed to the roads so they can do what they feel appropriate for maintenance of the roadways.

F. Lake Levels:

The lake level has been a concern for board members and the community for the past couple of years. The lake has not recovered from the drought like other lakes in the area have and the lake level continues to drop. Roy Dew set up a measuring device in the lake and takes regular measurements on calm days so he can obtain an accurate reading. The lake and community, from November 11th to December 8th, received 3 ¾ inches of rain but that the lake only recovered 1 ¾ inches. Roy Dew was asked to continue monitoring and recording his measurements so we can decide our best course of action at the January board meeting.

Election Procedures – Chair Roger Wright:

No report.

Architectural Committee:

No report.

Executive Session:

All Property Owner Association Members were dismissed and the board went into Executive Session at 8:39 pm. This session was held to discuss private matters, which could result in future potential legal actions by the board. The Executive Session adjourned at 8:55 pm by unanimous consent of all members and the board continued it's meeting at the end of the executive session.

Board Meeting Resumes:

With there being no other business, a motion was made by Charles Massey and seconded by Roy Dew to adjourn. Motion unanimously passed. Meeting adjourned at 8:56 pm.

Respectfully submitted,
Dennis Ford
Secretary
Bay Tree Lakes POA

Exhibit A
POA Board Meeting Agenda
December 9, 2008

Welcome-----John Shaw
Invocation-----Dennis Ford

Consent Agenda Items & Discussion
Minutes November 11, 2008
Treasurer's Report
Property Manager's Report
Clerk's Report

Old Business

- A. Update On Accounting-----Charles Atkinson
- B. Erosion Of Drains-----Roy Dew
- C. Road Edges-----Charles Massey

New Business:

- A. Lake Access Issue-----Les Reinlib
- B. Club House Improvements-----Charles Massey
- C. Exercise Room-----John Shaw
- 4. Committees-----Board
 - Election Procedures Chair Roger Wright
 - Architectural Committee Vice Chair John Hemingway

Executive Session:

Adjourn:

Exhibit D

Property Managers Report November 2008

Clubhouse:

- A. Routine inspections of the clubhouse and exercise area.

Roads:

- A. Did cost estimate on the shoulder of the roads.
- B. Did cost estimate for the erosion control for the drains.

Entrance Gates:

Have scheduled Preventive Maintenance on the entrance gates for long term reliability. There have been 107,000 accesses on these gates since they were installed in July of 2007.

Exhibit E November Clerk's Report

December 9, 2008
From the Clerk

Lots reported sold November 2008

Buyer	Lot #	Home	Seller
Erin Educational Fund	174	Elizabethtown, NC	Turner Construction

Dues:

Outstanding Balance November 30, 2008: \$24,453.24
Credit Balance November 30, 2008: 1,014.18