

Monthly Board of Directors Meeting June 9, 2009

The Bay Tree Property Owner's Association, Inc Board of Directors monthly meeting was held at the Club House on Tuesday June 9, 2009. The following Board Members were present: John Shaw, Charles Atkinson, Clark Valentiner and Roy Dew. Charles Massey was unable to attend due to a grandchild being born. Others were Tish Herrmann, POA Clerk, and POA members Ray Adcock, Larry Barns, Allen Wells, Tonia Sue Todd, Jim Crayton and Alfred Tyndell.

President Charles Atkinson called the meeting to order at 7:05 pm at which time everyone was welcomed to the meeting. President Atkinson expressed his appreciation for everyone's attendance.

President Atkinson requested John Shaw to give the invocation.

President Atkinson distributed the agenda. (Attached as Exhibit A)

Approval of May 12, 2009 minutes (Attached as Exhibit B)

John Shaw presented the minutes. There were no corrections.

Approval of Financial Report (Attached as Exhibit C)

Clark Valentiner presented the May financial report.

Property Manager's Report (Attached as Exhibit D)

Roy Dew presented the monthly report.

Clerks Report (Attached as Exhibit E)

POA Clerk Tish Herrmann presented her monthly report.

Approval of Consent Items

In order to expedite the meeting, members reviewed all reports prior to the meeting. President Atkinson asks for any comments or questions regarding any of the reports Treasurer Valentiner reported that \$10,000 was prepaid on the loan

There being no other comments a motion was made by John Shaw seconded by Roy Dew to approve the reports as presented. The motion was unanimously approved.

POA Member's Concerns

Discussed under business.

Business

1. Accounting:

Charles Atkinson reported that the 2008 tax return should be completed by our CPA.

2. Animal Issues

- a. It has been turned over to the County Control officer so we have no other action to take.
- b. Beaver are still being trapped according to Roy Dew.
- c. Geese removal is in process by USDA. A motion was made by Roy Dew seconded by Clark Valentiner to increase the budget to \$3500 for the removal of the geese. Motion was unanimously approved.

3. Lake and Canal Issues:

- a. President Atkinson reported that the Corporation was in the process of cutting the new canals into the old canals. They were to also lay drain pipe at the lower end of Bay Tree Drive to move the water to the area behind the pond area. Allen Wells stated that the new canals would raise and the old canals would drop about 6 inches.
- b. Ray Adcox reported that the experiment to remove the floating grass was not successful. Roy Dew reported that All About Ponds was to review other options and was to be here on the 11th or 12th.

4. Policies:

- a. The draft of the mowing policy for the Board was reviewed. Roy Dew made the motion and Clark Valentiner seconded the motion to approve the new mowing policy. The motion was unanimously approved. Mrs. Herrmann was to mail the new policy with the July billing.
- b. Building violations was tabled.
- c. Architectural Committee was tabled.

5. Buildings and Grounds Issues:

- a. Roy Dew had not had time to do additional studies on the sand issue at the play ground.
- b. Recreation room project still needs estimates.
- c. Roy Dew has center rail for the front steps in process.
- d. J&D construction is replacing all post and rope at the club house.
- e. Roy Dew reported that the pipe and grass at the drainage project is complete.

- f. Charles Atkinson was waiting on 2 more bids to look at the cost of mowing the roads. He was to report back to the board.
- g. Charles Atkinson discussed with Brooks about completion of the gate house. He indicated that they would try to complete.

6. Security Issues:

- a. There were no new developments on the theft from the trailer parking area. The board has posted a \$500 reward for information leading to an arrest.
- b. Dennis Ford is working on security measures for the trailer storage area and will provide some cost estimates.
- c. A motion was made by John Shaw seconded by Roy Dew to approve the agreement with the Corporation for the POA to enforce no trespassing on Corporation land. The motion was unanimously approved.
- d. Charles Atkinson discussed with the Corporation about letting the POA put gates at two locations. The POA was to provide gate information to Mr. Jones.
- e. Charles Massey has placed no trespassing signs at the lift area. It was suggested that we inform the Sheriff's office to make it enforceable.
- f. A motion was made by John Shaw seconded by Clark Valentiner to accept Roy Dew's resignation as property manager. The motion was reluctantly unanimously approved.

7. Up Coming Special Events Status Report:

- a. The July 4th Celebration Committees have been contacted and are ready to go to work.
- b. The Bay Tree Lake Volunteer Fire Department will again this year provide the Labor Day pig picking.

8. Executive Session:

There was no action taken in the session.

9. Adjourn:

With there being no other business, a motion was made by Roy Dew seconded by Clark Valentiner that we adjourn. Motion carried. Adjournment was at 9:26pm.

Respectfully submitted,
John Shaw
Secretary
Bay Tree POA

**BAY TREE LAKES
PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Exhibit A

Agenda
Tuesday, June 9, 2009

Call to Order and Welcome Charles Atkinson

Invocation John Shaw

Presentation of Consent Agenda Items:

1. Prior meeting's minutes (May 12, 2009)
2. Treasurer's Report (Month of May 2009)
3. Property Manager's Report
4. Clerk's Report

John Shaw
Clark Valentiner
Roy Dew
Tish Herrmann

POA Member's Concerns

Business

1 Accounting updates Charles Atkinson
a. 2009 Tax Return & Duncan Sessoms

2 Animal Issues Roy Dew
a. Dog Problem with Dr. Larry Williams' guest (Status)
b. Geese and beaver update (Status)

3 Lake and Canal Issues
a. Concerns of land locked members Charles Atkinson
b. Options to address Floating debris in canals Ray Adcox
Manually remove And treatment Roy Dew

4 Policies

Financial Report **Exhibit C**

Not available at this time

Property Managers Report May 2009

Exhibit D

Clubhouse:

1. Someone has removed the volleyball net including all hardware, (eyebolts, turnbuckles, and net)
2. Ordered materials to replace the rope fence at the clubhouse

Street drains:

1. This project complete, the grass sod has prevented erosion from occurring at the drains.

Trailer Storage:

1. Installed 6"x6"x12' timbers with 24" spikes at the bottom of the fence where access appeared to have been made.

Clerk's Report

Exhibit E

From the Clerk
June 12, 2009

Dues:

Outstanding balance May 30, 2009: \$22,216.90
Credit balance May 30, 2009: \$11,658.46

No lots were reported sold

98 letters were sent requesting lot maintenance