

# *Bay Tree Lakes*

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## *Property Owners Association*

### **Monthly Board of Directors Meeting June 12, 2012**

The Bay Tree Lakes Property Owner's Association, Inc. Board of Directors monthly meeting was held at the clubhouse on Tuesday June 12, 2012. The following Board Members were present: Brenda Cherry, Troy Votaw, Clark Valentiner, Junior Rideout, and Mick Robeson. Staffs present were Tish Herrmann (POA Clerk), Carl Cain (Property Manager), and Roy Dew (Assistant Property Manager). The following POA members were also present: Chris Cherry, John & Mary Jo Ciccarella, Maryellen Robeson, Dakota Votaw, John & Janet Hosking, Debbie Kettle, Hank Howell, Jim Smith, Bob Latham, Mike & Betty Smith, Starlotte Smith Holgrin, Tanya Todd, Allen Wells, Henry & Collette Cashwell, Lenox Harrelson, Stephen Coles, Chris & Karen Pack, Michelle Lewis, Mike & Tricia Dilello, Cliff Hester.

President Brenda Cherry called the meeting to order at 7:00 pm at which time everyone was welcomed to the meeting. President Cherry expressed her appreciation for everyone's attendance.

Clark Valentiner gave the invocation.

Secretary Robeson distributed the agenda. (Attached as Exhibit A)

**Approval of Previous Months minutes:** Valentiner 1<sup>st</sup>, Rideout 2<sup>nd</sup>

**Approval of Financial Report:** (Attached as Exhibit C)

Treasure Valentiner reported the following financials for May 2012:

Operations Checking Account: \$52,976.62

Operations Money Market Account: \$55,517.65

Road Loan Checking: \$15,690.00

Total Monies: \$124,184.27

Our Road Loan Principal: \$86,114.17

**Approval of Property Manager's Report:** (Attached as Exhibit D)

Carl Cain reported:

- a) The wall at the boat lift had been damaged possibly when wooden beam was raised and needs to be repaired. Allen Wells offered to assist in the repair. Troy Votaw requested that Carl investigate installing a flapper board that would be hinged to eliminate the wooden beam.
- b) The handrail on the bridge to the clubhouse has been repaired.
- c) NC Wildlife Resource Commission was contacted regarding aquatic growth in the canals and fish populations and health. Permit is required to stock grass carp. Permit number #10099 with recommendation attached.

**Approval of Clerks Report:** (Attached as Exhibit E)

May 31, 2012 Outstanding Dues: \$24,866.79

May 31, 2012 Credit Balance: \$3,674.94

No Lots Reported Sold May 2012

**Business & Issues:**

Swimming Pool Committee: Continuing to gather information on pool guidelines and NC laws. The committee will meet the 3<sup>rd</sup> week of June.

Bay Tree Webpage: Debbie Kettle presented information on a new webpage. It would be a free, strictly voluntary, and password protected for property owners. It would contain information such as announcements, help wanted, items for sale, professional recommendations, and possibly minutes of meetings and a directory. Anyone interested should contact Debbie direct at her e-mail address: dbkettle@gmail.com

July 4<sup>th</sup> Update: Brenda Cherry announced that the celebration would be on Saturday July 7<sup>th</sup> so that weekend residence could be present.

Maryellen Robeson gave a presentation on the youth fishing tournament. The cleaning service which was the sponsor in the past is no longer here, therefore the POA will be the sponsor this year. The estimated cost totaled \$686.00 for t-shirts, trophy's, participation medals and bait. A motion was made by Junior Rideout and seconded by Troy Votaw to approve the \$686.00 funding. Registration will start at 8:15am at the clubhouse. Fishing will be from 9:00am to 11:00am with awards to follow at 11:15am to 11:30am.

The children's parade, sponsored by Bob & Phyllis Latham will begin at 4:30pm with dinner at 5:00pm in the clubhouse. Dinner will be chicken, baked beans, coleslaw and hushpuppies, sponsored by Brenda & Chris Cherry.

Troy Votaw will head up the boat parade which will meet in the 1<sup>st</sup> canal at 8:00 pm. Following the boat parade there will be an "Ice Cream Social" in the clubhouse sponsored by Sue Gillis.

Bay Tree Lake Level Committee: Mike Smith announced that the committee had received and reviewed the information from the past committees they are still working on the issue. There was much discussion why on the signs that were erected and then removed. President Cherry explained that there had been a number of complaints from property owners, some of whom had property for sale, some owners didn't like the wording, some the locations and the design of the signs. She explained that the signs were removed until the board can review all of the aforementioned issues.

Mr. John Ciccarelli asked if the committee is looking at Horsepen Lake as well, as it is down about 18 inches. Mike Smith responded that they, (the committee), had just started and know that it needs to be looked at.

Mr. Cliff Hester, attorney for Lake Creek, stated that he was requested to come to the meeting due to the concern that the "Corporation" is draining the lake. He stated the "Corporation" has no interest to drain the lake. He stated that he has represented White Lake over their periodic lake level issues and has reviewed notes from the last 50 years. He invited anyone to review the notes from White Lake's history of low water.

President Cherry requested that the board be notified of the next meeting of the water committee so that some of the board could attend. She reiterated that the board will review the "safety sign" issues but must do the right thing for all 435 property owners and that this is not being taken lightly.

Fish & Aquatic Committee: Mick Robeson reported that the committee had drafted boating and fishing rules that have been given to the board for their review. The committee was also awaiting the report from the Wildlife Resource Commission regarding weed control in the canals so that it may be reviewed.

### **POA Concern & Comments:**

Comments to the Board: President Cherry explained that sometimes responses cannot be answered right away. Many times, input from all 5 board members is necessary and e-mails will be reviewed and addressed at the next monthly meeting. An acknowledgment of the receipt of the concern will be sent out.

Road Assessment: When the road debt is paid off the additional cost, \$12.00 monthly will be removed and no longer collected.

Exercise Room: Clark Valentiner stated that the exercise room cost \$10825.55 for the equipment, shelving, and flooring and trim painting. Carl Cain noted that the attendance has risen in the last few months.

Pest Control: Carl Cain stated that the pest control cost for the cabana and clubhouse runs \$85.00 per quarter. The cost for the playground, walks, lift and ramp areas runs \$1100.00 a year.

Playground Cost: Carl Cain reported that ant control is in the above number. Tilling is done 4 times a year at the cost of \$100 each time. The basketball/tennis court is pressure

washed every 2 to 4 years for mildew at a cost of \$580.00. C.Valentiner mentioned that a waterline was repaired for \$116.00.

Lot Across From T. Todd- Snakes: Some confusion over which lot was the issue. Identified as the lot on the east side of Mike Smith's house on the lake. There was an issue last year with a fire that was put out by neighbors. President Cherry stated that we would have the fire department review the lot and notify the property owner. Bob Latham noted that many mail boxes do not have the 911 signs attached, which assist the emergency services in finding locations.

Lawn Mowing Procedures: The process takes about 30 days to complete. Roy Dew explained that surveys usually done around the last day of the month. A letter is mailed and the property owner is given 10 days to correct. If not done then the lot number is given to Tish and mowing is done. T. Votaw requested that the name of the property owner be given as well to eliminate errors. President Cherry requested her name be removed from the notification letters. Signature to be "POA Board".

Ms. Lewis asked who cut between the paths and roadways. Many property owners currently mow in front of their houses. Board to check with Mr. Jones.

Request to Move Monthly Meetings: The request was made to move the meeting from the 2<sup>nd</sup> Tuesday of the month to the 2<sup>nd</sup> Thursday. This would allow the members of the fire department to come to the monthly meetings. Currently there are 8 residents in the fire department. Mr. Bob Latham was asked to investigate the possibility of the fire department moving their meetings to a different night.

### **Other issues:**

Road Repair Question: A member asked if anyone had addressed the "corporation" to repair the road in front of Bob Latham's house. Board will discuss with Mr. Jones.

Pool Vote at Annual Meeting Question: Although the vote passed it is being reviewed by the attorney. Mr. Hester advised that he and Mr. Mehler had both been tied up in court but they will get together to discuss the rules adopted in 1972.

Question on Weather Station: J. Ciccarelli asked about a weather station that was offered from Dennis Ford. Junior Rideout stated he would check with Mr. Ford. Henry Cashwell stated that he would check on a new system and have an update at the next meeting.

Oil on Roads: C. Valentiner requested anyone finding oil on the road to please notify the property manager right away as it will damage the roadway.

Clubhouse left a Mess: After a rental of the clubhouse it wasn't cleaned up by the property owner. Mr. Rideout stated that he had checked the clubhouse and noted its condition. He scheduled it to be cleaned on Monday. Mr. Rideout will check with the cleaning service for the cost of a weekend clean. The exercise group on Monday morning came into an awful smell.

A letter will be sent to the property owner. A motion was made and passed to increase the deposit amount from \$100.00 to \$200.00 for the clubhouse.

Property Owners List: Mr. Cliff Hester, attorney, wanted to notify the property owners that a list of property owners was requested in a legal lawsuit, (disclosure) and knew that it may be a concern therefore a “redact motion” was issued to remove the information from the records to protect everyone. Mr. Hester stated that anyone involved would be served by the court.

There being no additional business, the regular meeting was adjourned at approximately 9:25pm at which time the Board moved to Executive Session to discuss personnel issues.

**Exhibit A**  
**Bay Tree Lakes Property Owners Association**  
**Board of Directors Meeting**

Agenda  
Tuesday, June 12, 2012

<b>Call to Order and Welcome Members &amp; Guests</b>	Brenda Cherry
<b>Invocation</b>	Clark Valentiner
<b>Presentation of Consent Agenda Items:</b>	
1. Approval of Prior Meeting Minutes (May 2012 )	Mick Robeson
2. Approval of Prior Month's Financial Report (May 2012 )	Clark Valentiner
3. Property Manager's Report (May 2012)	Carl Cain
4. POA Clerk's Report (May 2012)	Tish Herrmann

**Business:**

**Committee Reports & Issues:**

- Swimming Pool Committee:** The Pool Committee is continuing to gather information on community pool guidelines and NC laws. The committee will be meeting the third week of June.
- Bay Tree Webpage:** Debbie Kettle to present information.
- 4th Of July Update:** Brenda Cherry to present update.
- BT Lake Level Committee:** Mike Smith to present update.
- Fish/Aquatic Control:** Mick Robeson to present update.

**POA Member Comments & Concerns:**

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|--|----------------------|
| 1. Road Assessment   | Board will update    |
| 2. Total Cost Of Exercise Room                                     | Clark Valentiner     |
| 3. Pest Control (How often, who, area treated, monthly cost)       | Carl Cain or Roy Dew |
| 4. Play Ground Cost (What was done and at what cost)               | Carl Cain or Roy Dew |
| 5. Lot Across From Tanya Todd – Snakes                             | Board to discuss     |
| 6. Lawn Mowing Procedures (When are surveys done and cost)         | Carl Cain or Roy Dew |
| 7. Move Monthly Meetings to 2 <sup>nd</sup> Thursday of the month. | Board to discuss     |

Executive Session will be held immediately following monthly board meeting.

**Exhibit C**  
**Bay Tree Lakes Property Owners Association**  
**Profit & Loss**  
**May 2012**

	<b>Total</b>
Income	
Non-Profit Income	
Contractor Code	250.00
Dues	5,726.47
Gate Access	105.00
Key Deposit	25.00
Roads	2,320.00
Total Non-Profit Income	<b>8,426.47</b>
Total Income	<b>\$8,426.47</b>
Expenses	
Building cleaning	550.00
Cost of Labor	
Cost of Labor	
Clerk	500.00
Guard	280.00
Prop Mgr Mileage	301.95
Property Manager	1,690.00

Total Cost of Labor	<b>2,771.95</b>
Total Cost of Labor	<b>2,771.95</b>
Funds transfer	
Interest Paid	479.11
Principal Paid	14,750.89
Total Funds transfer	<b>15,230.00</b>
Gate	14.96
Grounds	
Mowing & cleaning	1,440.00
Total Grounds	<b>1,440.00</b>
Insurance	750.00
Legal & Professional Fees	300.00
Member Event	40.07
Office Expenses	
Bank Charges	48.00
Internet	71.79
Postage	168.25
Quick Books Online	26.95
Supplies	93.71
Telephone	151.75
Web site	60.00
Total Office Expenses	<b>620.45</b>
Repair & Maintenance	
Boat Lift	1,068.52
Cabana	5.18
Clubhouse	4,735.84
Total Repair & Maintenance	<b>5,809.54</b>
Trailer storage facility	78.00
Utilities	
Electricity	413.39
Water/Sewer	32.67
Total Utilities	<b>446.06</b>
Total Expenses	<b>\$28,051.03</b>

Net Operating Income

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**\$ -19,624.56**

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Net Income

**\$ -19,624.56**

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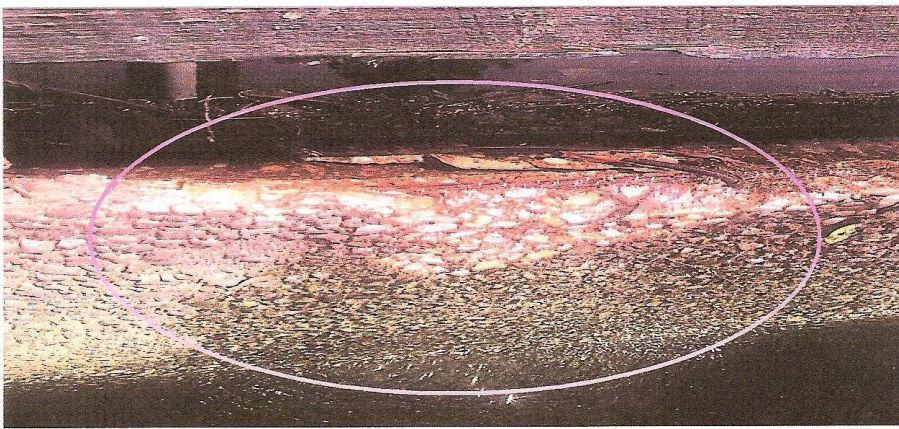
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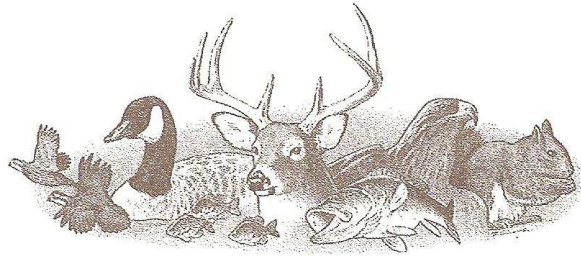
June 9, 2012

Property Manager's Report- May 2012

- Complaint received concerning the raised boards at the boat lift @ Lake. Board was raised to high for the boat cradle to pass over. Fortunately, the son in law was able to lower board sufficiently. The concrete wall/dam has been damaged; I suspect it was done by a prying device to raise the board. Repairs will be needed to prevent degradation of the reinforcing steel.



- Hand rail broken at the wooden bridge near club house picnic area, rail reconstructed with heavier members.
- Mr. Keith Ashley NC Wildlife Resources Commission contacted concerning the aquatic growth in the canals and assistance determining the fish population/health. The State will not provide assistance with fish counts in private waters. He did offer, if some fishermen would begin keeping track of the species caught, length, weight, released or consumed; of fish caught from February through October, he would review the data and provide an opinion/recommendation of the canals fish condition. He realized all fishermen would not participate.  
A permit was obtained to stock grass carp in the canals, as a result Mr. Ashley evaluated the aquatic growth in the canals, recommended 300 carp be placed and spot treating with a herbicide. Copy of the recommendation letter attached.



☒ North Carolina Wildlife Resources Commission ☒

Gordon S. Myers, Executive Director  
May 23, 2012

Mr. Carl Cain, Property Manager  
Bay Tree Lakes Property Owners Association  
640 Bay Tree Drive  
Harrells, NC 28444

**Reference Permit Number 10099**

Dear Mr. Cain,

This letter will serve as your authorization to purchase, transport, and stock an additional 150 certified triploid grass carp for stocking into Canal System at Bay Tree Lakes in Bladen County. It's recommended that stocking Grass Carp (8-12 inches) at a rate of 10 carp/ac for controlling the slender spikerush and bladderwort (stock an additional 150 grass carp); Recommend spot treating the ludwigia as needed with Rodeo (Pondmaster). Grass Carp must be certified as triploid and purchased from a distributor licensed by NC Department of Agriculture and Consumer Services. A list of licensed distributors can be obtained from Pete Anderson at 252-633-1477 or email address [pete.anderson@ncagr.gov](mailto:pete.anderson@ncagr.gov).

The North Carolina Wildlife Resources Commission does not imply that any specific level of control or reduction of aquatic vegetation will be realized and the agency assumes no liability for loss of fish that may occur in adherence to regulatory and administrative guidelines related to importation, transportation, or stocking.

This permit will expire on December 31, 2012. Should you have technical questions or need additional guidance, please contact Keith Ashley, District 4 Fisheries Biologist, at 910-866-4250.

Sincerely,

A handwritten signature in cursive script that reads "Robert L. Curry".

Robert L. Curry, Chief  
Division of Inland Fisheries

cc: Christian Waters, Fisheries Program Manager  
Chad Thomas, Coastal Region Supervisor  
Keith Ashley, District 4 Fisheries Biologist

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Mailing Address: Division of Inland Fisheries • 1721 Mail Service Center • Raleigh, NC 27699-1721  
Telephone: (919) 707-0220 • Fax: (919) 707-0028

## **Exhibit D**

Clerk's Report  
From the Clerk

June 12, 2012

May 31, 2012 Outstanding Dues: \$24,866.79

May 31, 2012 Credit Balance: \$3,674.94

No Lots Reported Sold May 2012