

Minutes from Carshalton by the Bay Homeowners Annual Board Meeting

10/24//2020 10:00AM

Saturday, October 24, 2020 the Carshalton by the Bay HOA held the annual meeting at our neighborhood pavilion to elect the 2021 Board of Directors, to approve the Board's nominations for the Architectural Control Committee, to approve the 2021 budget, and discuss neighborhood issues. Board President Clay Addison, Board Vice President James Sides, Board Treasurer Dan Miller, Board Secretary Sheila Spagnolo, Board Member at Large Larry Pabst were present at the meeting.

The president welcomed everyone and asked new residents to introduce themselves. Welcome James and Tina Marcus and Eric and Darnell Dellinger. Through all that has happen this year, Carshalton is doing well. Thanks to everyone for serving on the Board and ACC.

Reports of HOA Board Officers:

Updates from the President:

- Lake report-Repair work on the spill way has begun. Could take up to 12 months to finish. The lake level will be down 5-6 feet for most of this time.
- The Board issued a letter this year to address the cypress trees and fence along Jordan Rd.
- The Board rebid the landscape maintenance work for Carshalton Pavilion, entrance and along the roadside. There were 4 bids received. The low bid was determined to be too low, almost half of the next bid, and the Board decided not to accept it. The qualified low bidder was DreamScape. They began working in September and appear to be doing a great job so far.
- HOA repaired 15 damaged sprinkler heads at the Pavilion and extended the irrigation pump foot, intact, out further into the lake.
- There's been some discussion about mailbox paint and mailbox specification. The Board has purchased paint for updating mailbox and trim. We now have mailbox paint kits available for everyone. If the paint on your trim needs to be renewed, contact the president if you wish to get one of the mailbox paint kits.
- We updated our Registered Agent with the State. It had not been done since 2013.
- Garage sale in the Spring and plan another one for November.
- We are looking for any ideas for a neighborhood activity for Spring/Summer to celebrate coming out of COVID and the lake level back to normal. One idea was to have the kids build boats out of plastic bottles or cardboard and have a regatta/cookout down by the lake. We welcome volunteers to step up and take on the planning of an activity.
- The Board/ACC is in the process of updating the By-laws and ACC guidelines to make it easier for new construction to move through the ACC review and approval process.
- The Board will start planning for the following long range spends:
 - a. Replacing the wood privacy fence at the Pavilion-probably with a metal fence-maybe 2 years out-\$25,000
 - b. Replacing the roof on the Pavilion-5 years -\$4000.
 - c. Board will work on a reserve study to estimate how much additional funds will be required to cover these expenses. Assessments may be necessary in the next few years to cover these and possible other expenses.

Financial Update from Board Treasurer Dan Miller:

Distributed a paper copy of HOA income statement and budgetary schedule to members at the meeting. He then went over some of the revenues section and expenses. He gave highlights of the 2021 forecasted budget and the approval process began. A motion was made to approve the projected 2021 budget followed by a second and third motion. The 2021 budget was approved by those in attendance and holding proxy. The HOA has a tentative reserve spend plan and we are pretty much on track with expenses right now.

A lot of discussion on Cyprus trees replacement

Invoices for yearly dues will go out in December. Yearly dues remain at \$471.00

Reports of Committees

Architectural Control Committee activity by George Goetz

Current ACC activity (new builds and applications)

185 Carshalton has been finished. We would like to welcome Ty Davis and his family to the neighborhood. 349 Reflection is almost done. There are a few more things they need to do, but the house is on the market.

Potential New builds and applications:

Currently there are 3 builds in progress:

153 Carshalton, being built by Pavell, who will reside there.

204 Carshalton, just started. Being built for Daryle and Crista Thomas. Who will reside there.

386 Reflection, Coming along quickly. Being built for the LaDue family. Estimated to be done early 2021.

We have partial plans submitted for, 364 and 361 Reflection. Waiting on more information.

Fences were approved for both 367 and 369 Carshalton.

There were a couple of pools added to homes this summer.

ACC Guideline Reminder

As a reminder the homeowners are responsible for the **continued and routine** maintenance of structures and all grounds and landscaping within their lot/lots. If the home owner wishes to paint the same color, they do not need to contact ACC for approval.

If you are planning any builds please go to our website, read the rules and submit an application to the ACC. To view the CARSHALTON BY THE BAY HANDBOOK OF ARCHITECTURAL GUIDELINES and a list of fines and fees please check our website at Carshaltonbythebay.org

Election of 2021 Board Officers and Approval of 2021 Architectural Control Committee Members

Clay began the process of completing the business of electing HOA Board of Directors and approving the ACC Board nominated members. Election ballots were given out to members who did not have a ballot. Voting took place. Ballots were collected and counted and the new HOA Board of directors for 2021 is as follows:

President: Clay Addison
Vice President: James Sides
Treasurer: Dan Miller
Secretary: Sheila Spagnolo
Member at Large: Larry Pabst

The following ACC nominations were approved by those in attendance and holding proxy:

2021 Architectural Control Committee Members

George Goetz
Jack Owen
Jackson Pernell
Tony Spagnolo
Kurt Servies

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:50AM.

Respectfully Submitted by
Sheila Spagnolo
Secretary of Carshalton by the Bay Homeowners Association