

# **Minutes from Carshalton by the Bay Homeowners Annual Board Meeting**

**10/16//2021 10:00AM**

Saturday, October 16, 2021 Carshalton by the Bay HOA held the annual meeting at our neighborhood pavilion to elect the 2022 Board of Directors, to approve the Board's nominations for the Architectural Control Committee, to approve the 2022 budget, and discuss neighborhood issues. Board President Clay Addison, 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. Several committee members are leaving their positions. Elaine Sunderlin, James Sides, Larry Pabst, and Jack Owen. Thank you for your valuable service on the Board and ACC. This year has not been without its challenges but with all that's happened Carshalton is doing well.

## **Reports of HOA Board Officers:**

### **Updates from the President Clay Addison:**

- Lake report-Repair work on the spill way continues. Originally finish timeline forecast was up to 12 months. Repair of dam is now forecasted somewhere in December possibly next year.
- Lake Lyman email list: Brian English who lives on the lake has an email list to notify residents of events on the lake. You can be added to the list if you like- [brianlymanlake@gmail.com](mailto:brianlymanlake@gmail.com)
- Discussion about mailbox paint and mailbox specification. Last year the Board purchased paint for updating mailbox and trim but some mailboxes still need repair. Mailbox paint kits were available for everyone last year. Spent about \$400 to create kits. If your mailbox paint needs to be refurbished, check with a neighbor for kits or buy paint from Sherwin Williams. If replacing address sign on mailbox, a new stronger sign is available at Mayfields Signs. Notices will be sent to property owners who still need to repair mailboxes.
- As a reminder the homeowners are responsible for the continued and routine maintenance of structures and all grounds and landscaping within their lot/lots. Faded paint on houses- There are a few homes that are showing signs of fading. The new board will review these homes early next year and follow up with owners. If the home owner wishes to paint the same color, they do not need to contact ACC for approval.
- If a resident is having a party at pavilion/common area, please be respectful of the neighbors and keep noise down. Pavilion reserving can be done on the Carshalton webpage [Carshaltonbythebay.org](http://Carshaltonbythebay.org) Please clean up after party. Rules and regulations can be found on the webpage. This area is limited to Carshalton by the Bay owners and their guest. Property owners must accompany guest at all times.

- Grass cutting on vacant lots is cut by the owner or HOA contractor. One more cut will be scheduled sometime in November.
- Carshalton neighborhood has a face book page. Please join.
- One of our residents offered to fix the entrance fountain. Steve Marcus is going to provide the materials and labor to get our pump fountain back in working order.
- Garage sale in November.
- The Board will start planning for the following long range spends:
  - a. Replacing the wood privacy fence at the Pavilion. The Board is exploring types of material and cost options. It was suggested that the HOA could save money by getting volunteers from the neighborhood to help with demolition of the fence.
  - b. Clay passed out copies of the agenda and attached was a Carshalton Reserve Spend Plan that expands over a ten year period. Pressing projects on the list are Park privacy fence, landscaping at pavilion. A highly expensive item under the year 2027 is the berm/trees on Jordan Road. After a storm blew over several cedar trees along Jordan Road, the Board took notice of the trees condition and lifespan. So the Board is anticipating options to fill the space along the berm. A replacement investigative committee of 6 residents are looking into several options and cost for this project. The Jordan Rd. committee is made up of the following people- Mary Beth Shipley, Chris Pantellis, Mike Griffin, Joshua Meeks, Maile Easton, Steve Marcus. The trees are not on the HOA property and thus require property owners along Jordan Road to give the HOA's contractor the right to use the land for the purpose of performing the work. At an earlier meeting, the project debate lead to the discussion of a potential need to raise dues or levy an assessment. It was at the August 28<sup>th</sup> meeting that the committee was formed. A letter was sent to property owners explaining the need to increase the HOA reserve. Board determined to raise the dues by 15% to add to our reserve.
- Committee member Mike Griffin reported on the committee's findings concerning the berm/trees barrier. They have looked into options such as a wall or fence, planting new trees or bushes. A decision has not been made. The committee will continue to put information together and will let members know the potential cost and the association can determine the direction we need to go. Hopefully we will get an update in the Spring. A member suggested we get a new quote for treating the cypress trees.
- Keys for the Pavilion see Clay Addison

### **Financial Update from Board Treasurer Dan Miller:**

- Distributed a paper copy of HOA income statement and budgetary schedule to members at the meeting. The treasurer then went over some of the revenues section and expenses. He gave highlights of the 2022 forecasted. We are pretty much on track with expenses at

this time. Looking forward the HOA has a tentative 10 year reserve spend plan that will require more than we have in our reserve. Pavilion privacy fence is an expense we will incur next year. For this expense we will need money to keep our reserve up. The HOA wants to build up reserve to pay the expenses on the forecasted spend plan and has decided to increase 2022 dues.

- Budget and the approval process began. A motion was made to approve the projected 2022 budget followed by a second and third motion. The 2022 budget was approved by those in attendance and holding proxy.
- Invoices for 2022 yearly dues will go out in December. Last year's dues were \$471.00. Yearly dues will increase 15%. HOA rounded off dues to \$540.00. Payment of dues will be January 1<sup>st</sup> 2022.

## **Reports of Committees**

### **Architectural Control Committee activity by George Goetz**

#### **Current ACC activity (new builds and applications)**

Currently there are 2 builds in progress:

Lot 2 and lot 26

#### **Potential New builds and applications:**

Lot 51 architectural plans have been approved.

#### **ACC Guideline Reminder**

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](http://Carshaltonbythebay.org)

### **Election of 2022 Board Officers and Approval of 2022 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. Voting took place. Ballots were collected and counted and the new 2022 HOA Board of directors are:

President: Clay Addison

Vice President: Dee Dellinger

Treasurer: Dan Miller

Secretary: Sheila Spagnolo

Member at Large: Josh Meeks

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

2022 Architectural Control Committee Members

George Goetz

Jackson Pernell

Tony Spagnolo

Kurt Servies

Eric Dellinger

**Community Contact Information Sheet**

Nancy Addison is making a community information sheet. Please let her know if you do not want your personal information included on the sheet to be given out to the people of the neighborhood. Her email is [cnaddison60@gmail.com](mailto:cnaddison60@gmail.com)

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 11:00AM.

Respectfully Submitted by

Sheila Spagnolo

Secretary of Carshalton by the Bay Homeowners Association