

**Minutes of Bay Meadows Property Owners Association Virtual Annual Meeting  
June 17, 2017, 11:00 a.m.**

In attendance:

- 1) Marla Noble, Lot 25
- 2) Carolyn & Breck DeWitt, Lot 13
- 3) Peg McDonald, Lot 33
- 4) Jim & Deb Deam, Lot 12
- 5) Bill & Karen Schwab, Lots 5 & 6
- 6) Jacqueline Mack, Lot 24
- 7) Kristi Lozano, Lot 10
- 8) Renae Ponds, Lot 29
- 9) Fred Staley, Lot 19
- 10) Ed Lengyel, Lot 11

Meeting called to order by Marla Noble, POA President, at 11:00 a.m.

Marla discussed the \$500 travel reimbursement drawing. The winner will be selected at the end of the meeting. Roll call was taken to see who was in attendance of the virtual meeting.

**President's Report – Update on past 12 months (Marla Noble)**

- We were able to sell the floating dock thanks to Shorty Bailey, head of Bay Meadows maintenance, for \$4,500.
- Peg McDonald, POA Secretary, has created a Facebook page and redesigned the Bay Meadows website.
- Carolyn DeWitt, POA Treasurer, has worked with our new financial manager Clark Simson to set up payment of annual dues.
- We have ordered shirts & business cards for Shorty Bailey to give him an official presence when approaching people on the property.
- Diseased ash trees identified by Shorty were taken down with property owner approval (20 trees, lots 1-4). They were discovered in his property inspection during last year's fires in Eastern Tennessee. (Fires did not affect Bay Meadows.) Per Carolyn, some other diseased trees have been discovered. Property owners will be contacted.

Jacqueline Mack had a question regarding access to lake since we sold docks. Marla Noble indicated that the docks had been removed because of concern over damage and/or vandalism. The docks were in storage for a long period of time and were sold due to concern over deterioration. Carolyn DeWitt added that only the floating part of the docks was sold. The permanent structure is there and you can still access lake. She thought the permanent structure was about 20 feet long.

**Secretary's Report (Peg McDonald)**

Peg introduced herself as new secretary and being new to the POA board

Website – The website has been redesigned due to updates at Go Daddy. She indicated that owners can find news, annual meeting information, meeting minutes, by-laws, and covenants on the website. There is no longer a password feature, so the list of property owners has been removed. Members can obtain a list by emailing a request to Peg. There is also a link to the new Facebook page on the website.

Facebook – A new Facebook page has been created to owners can share information, photos, etc. As there is not much activity at this point, the page is only checked about once every two weeks

Email – The board requires owners current contact information, including current email addresses. This is how the majority of owners are contacted. For those who do not have email, we will use regular mail for annual meeting notices and minutes.

There weren't any questions on secretary's report.

### **Treasurer's Report (Carolyn DeWitt)**

Clark Simson Miller is our new financial management company. In 2016 when we were in need of electing a new Treasurer, Carolyn agreed to fill the treasurer's role if we could retain Clark Simson Miller as a very cost effective way to manage our dues collection process and vendor payments. They will be managing collection of dues. One of the benefits is Owners can now pay online if they choose.

A welcome kit and invoices for POA dues were sent to all property owners. All owners are current for 2017 with the exception of Lot 27, which is going into foreclosure. Lot 4 went into foreclosure two years ago. We have been successful in finding responsible contact at the bank and all dues have been paid. Lot 14 just went into foreclosure. We were able to pursue and receive payment.

A new bank account was opened with Clark Simson Miller with \$10,000. They issued statements, collections and deposits. Ongoing—CSM will pay taxes, insurance, and Shorty Bailey from that account. We currently have \$31,714.48 in our primary account with Bank of America. This is where our "builder incentive" program dollars would come from. Carolyn continues to meet with them throughout the month to manage the business and solve issues related to collections and payments. There weren't any questions on treasurer's report.

<b>Total of Both Accounts:</b>	
Bank of America Master	= \$31,714
CSM Account	= \$14,660
<b>TOTAL</b>	<b>= \$46,374</b>

Carolyn DeWitt then made a motion to keep the POA dues at \$250 per year. Motion was seconded by Kristi Lozano.

- 1) Marla Noble, Lot 25 - yes
- 2) Carolyn & Breck DeWitt, Lot 13 – yes

- 3) Peg McDonald, Lot 33 - yes
- 4) Jim & Deb Deam, Lot 12 – yes
- 5) Bill & Karen Schwab, Lots 5 & 6 - yes
- 6) Jacqueline Mack, Lot 24 - yes
- 7) Kristi Lozano, Lot 10 - yes
- 8) Renae Ponds, Lot 29 - yes
- 9) Fred Staley, Lot 19 - yes
- 10) Ed Lengyel, Lot 11 – yes

Motion passed.

Karen Schwab asked if we knew how many of the lots are for sale. Marla Noble indicated that we are unsure how many are currently for sale.

Reduced Union County Taxes – Carolyn DeWitt stated that the county has sent out revised tax assessment notices. Property assessment has been reduced on properties in Bay Meadows. She suggested checking your property tax bill for possible reductions of taxes.

### **Old Business**

**Builder Incentive Package** – Building incentive packages were voted on at last year’s meeting to incent early builders. It was agreed that we would have four \$5,000 packages for property building break ground by January 1, 2018 and completing building by December 31, 2018. We hadn’t decided on all of the details at the meeting. Peg McDonald suggested we change to two packages at \$10,000 instead of four packages at \$5,000 since no one has indicated a desire to build. Carolyn DeWitt indicated she is ok with this and that the purpose of the package is to incent someone to start building on their property. She indicated that once building has started, this will increase the value of properties, even if you are selling your property.

Deb Deam wondered about growth in the area. Carolyn DeWitt said yes there is growth. She hasn’t been there since September 2017 but retail is growing. There is a nice grocery store and restaurants. They wouldn’t be doing this if there wasn’t any growth in the area. Fred Staley indicated that he was there recently but didn’t see a lot of construction from last year. Breck DeWitt said that they have built a larger apartment complex. Bill Schwab will be going to Norris Lake on June 26-27. He will check it out. Carolyn DeWitt suggest that he can post information on Facebook or email Peg McDonald to post on website.

Peg McDonald made a motion to change building incentive from four \$5,000 packages to two \$10,000 packages, breaking ground by January 1, 2019 and completing building by December 31, 2019. Carolyn DeWitt seconded motion.

- 1) Marla Noble, Lot 25 - yes
- 2) Carolyn & Breck DeWitt, Lot 13 - yes
- 3) Peg McDonald, Lot 33 - yes

- 4) Jim & Deb Deam, Lot 12 - yes
- 5) Bill & Karen Schwab, Lots 5 & 6 - yes
- 6) Jacqueline Mack, Lot 24 - yes
- 7) Kristi Lozano, Lot 10 - yes
- 8) Renae Ponds, Lot 29 - yes
- 9) Fred Staley, Lot 19 - yes
- 10) Ed Lengyel, Lot 11 - yes

Motion passed. Marla asked if we want to discuss components of package such as how do we want to apply the \$10,000 packages. It was suggested that maybe we email the building incentive package information separately from other business to everyone. Carolyn suggested that builders should be able to use the incentive as they see fit. Some may want to put towards land prep, security, insurance, building costs etc. Marla Noble indicated that builders must make sure they start by Jan 1, 2019 and end building December 31, 2019. Peg McDonald asked how we would distribute the \$10,000, in increments or at end of building. Carolyn suggested we amend the building incentive package to distribute 50 percent when plans are submitted and approved and ground breaking begins. The other 50 percent would then be distributed when building has been completed and owners have documented Certificate of Occupancy with county. Jacqueline Mack seconded amendment.

Everyone agreed to amendment unanimously.

Marla indicated that a recommendation had been made by Pat Bailey (Shorty's wife) that we establish a relationship with the game warden so there would be more awareness regarding Bay Meadows. Carolyn DeWitt said she talked to game warden in September and he has done a great job of checking property and has also made a few arrests for deer hunting. He was appreciative of our outreach. We need to invite him to the annual meeting next year. We did not have any outreach with Volunteer Fire Department. We were unsuccessful at identifying path to contact.

Kristi Lozano asked about condition of road and if anything had been done to correct the grade of road. Carolyn DeWitt indicated that nothing structurally has been done. The hope for a new county road maintenance supervisor didn't happen. They are reluctant to work on grading. Shorty has recently started bush mowing as the rain has delayed this process. As soon as he's done mowing he will take box grater out to property to try and smooth out road. Carolyn was not sure about the gravel area leading down to the lake. Fred Staley was at the property with his 4 wheel drive jeep. He didn't have to use 4wheel drive but without it he wouldn't have driven down from the corner to lake. He wasn't sure if a regular car could make it. Carolyn Dewitt said that weather is a problem—much rain creates deep runoff. She further advised there is a catch 22 with the county. They are not under obligation to maintain the road until property is occupied by 20%. We have badgered Clayton Helms regarding our payment of taxes and fixing the road. But only a minimal amount of our taxes goes to road maintenance, so it is a weak argument. Clayton is former Superintendent and none of the Board has outreached to whoever the new Superintendent is. As owners anyone can certainly call and make requests. This is not limited to the volunteer Board. Kristi Lozano asked if another driveway could be created to go down to lake. Brett DeWitt said that a more direct road would raise the issues of whose

property it would cut through and unlikely, plus it would be very steep. That is why the gravel road gradually winds down to the bottom landing. Also, there is a question of who would pay for it. It is not a County Road responsibility. It is internal to the development. When we investigated paving the gravel road back in 2010 – an estimate of more than \$50,000 was obtained. If anyone of the owners has resources and would like to propose and manage a project of this type – all ideas and options are welcome.

### **New Business**

Carolyn DeWitt stated that at the POA meeting in 2016, at the marina, her husband, and Jim Deam went out to property with chairs and a picnic at sunset. She indicated how beautiful it was and would like to try to do a meeting onsite next year on lots 12 and 13. They will put up tents in case of rain and propose refreshments as is standard with Annual Meetings could be provided.

Carolyn suggested that if we have next year's meeting onsite (Lots 12 & 13) that we hold it later in the day. We could go to Bubba's as a backup in case of rain. We could possibly do meeting in the fall. Kristi Lozano suggested holding the meeting the end of October. Jim Deam said we need to make sure it is not a home football game weekend, there would be no hotels. Third weekend in October would be good if no games. If October doesn't work, we could possibly have meeting May or early June.

Kristi Lozano stated that the land across from Bay Meadows is for sale. Does anyone know what's going on? Carolyn DeWitt said she will check with Patty Bailey to see if she knows anything about it. NOTE: Carolyn has talked to the Bailey's and they are going to take a photo of the for sale sign and post it in case anyone wants to pursue info through the seller or agent. Nothing is known at this point.

Marla Noble stated that next year we will be electing new board members. She asked everyone to consider if they would like to be an officer or if they have any suggestions for officers.

**Traveling incentive, up to \$500 travel reimbursement** – Marla Noble indicated that we would be selecting our winner today. She asked anyone who was not planning on attending next year's meeting to refrain from selection process. Bill and Karen Schwab said they could attend if the meeting is held in June or October. Carolyn DeWitt stated that officers already have a \$500 travel reimbursement, so no need for them to participate. Marla Noble indicated that the selection process would be choosing a number between 1-25 and that the number closest to the predetermined number will win. In case of a tie, a second number would be selected between 1-25.

- 1) Marla Noble, Lot 25 - NA
- 2) Carolyn & Breck DeWitt, Lot 13 - NA
- 3) Peg McDonald, Lot 33 - NA
- 4) Jim & Deb Deam, Lot 12 - 17
- 5) Bill & Karen Schwab, Lots 5 & 6 – 23, 5
- 6) Jacqueline Mack, Lot 24 - 7
- 7) Kristi Lozano, Lot 10 - 12
- 8) Renae Ponds, Lot 29 - 2

9) Fred Staley, Lot 19 - 15

10) Ed Lengyel, Lot 11 - 4

Pre-determined number is 13. Kristi Lozano is the winner with 12! She indicated that she is jumping up and down!

Marla Noble stated that this completes all of our business and that we will be following up with details on the date for next year's meeting.

Meeting adjourned 12:24 p.m.