

Minutes from 2013 Bay Meadows POA Annual Meeting

When: June 22, 2013. 11 a.m. -1 p.m.

Location: Bubba Brews and Grill and Marina. Maynardville, TN

President Ed Lengyel called the meeting to order and the following attendees introduced themselves and their associated lot number.

Ed and Carole Lengyel lot 11, Simon Barker lots 37,38, Carolyn DeWitt lot 13, Karen and Bill Schwab lots 5 and 6, Bobby Ponds and Renae Jackson lot 29, Jim and Deb Deam lot 12, Marilee Densmore lot 18. In addition, Shorty and Patty Bailey who provide maintenance and care for our property were in attendance. Four other owners had RSVP'd but were unable to attend.

Due to excessive rains, Shorty was only able to come for the beginning part of the meeting. He wanted to get back to the property and continue with the extensive mowing and baling that was "in progress".

He advised that almost all of the property lot signposts have been stolen from the property. Speculation is they were used for firewood. He indicated that at times, people are still using ATVs out there, partying and leaving metal parts that cause damage to his mowing and bush-hogging equipment.

Shorty advised he is completing the first mowing. There will be a second mow and baling likely in August. Then he will bush hog in the fall. Tennessee has had a very wet spring and early summer. It may be necessary to mow an additional time, but Shorty was not sure. Ed moved and Simon seconded allocation of funds to be used to pay for a third mowing should one be necessary. It was approved by the membership.

A discussion took place about the trespassing. Without anyone building/living out there, we discussed that there is little damage to the property itself that can take place. However, we all agreed we need to protect the POA by replacing the NO TRESSPASSING signs that were put up in 2010. Over time they have been removed, shot at, blown down etc. It was discussed that Police will not address any concerns we have, if we don't even have signs up. Also, if someone gets injured we need to have proof that the signs were up and that we have no liability. Marilee Densmore (past President) advised that the Union County trespassing ordinance can be obtained from the clerk of court. They will not provide signs. We will have to buy signs and then enter the ordinance code on the signs.

1. Carolyn Dewitt moved that we allocate \$1,000 to acquire the county approved signs, and pay Shorty to post the signs on poles and trees. Carolyn will manage the process of obtaining code, signs and coordinating with Shorty to get them posted. Seconded by Deb Deam and voted unanimously. All lot # posts have been stolen except lot 12 and 15. It is speculated that they have been used for fire wood. We decided not to go to the expense of replacing them. If anyone is placing their lot for sale, they can have the real estate sign up on their lot, and may even choose to spray paint key outline points of their lot so prospective buyers can see the lot lines. It was determined we will supply Shorty with about 20 signs to start and also get backups for replacement should they be removed.

2. Simon Barker brought up the idea of placing locked gates at the entrance of the property on both Bob Wright and Overton Roads. There is a private residence past our Overton road lots (1-15). So this would create a complication for them. He will investigate the legal and cost feasibility of gated entrance roads. He will report his findings to the board. We will determine how best to communicate that to the membership.
3. President Ed will contact David Cox, the new Superintendent of Roads to request re-grade of the road. Due to the extreme rains we have had in TN, the run off has once again begun to create ruts in some places on Bob Wright Rd. Fortunately, most of the water is channeling to the large ruts at the sides of the gravel road. **This however, creates a caution situation for any of our owners who may choose to visit or spend time at Bay Meadows. SUV, 4 wheel drive or more rugged vehicles are suggested.** A number of our owners have driven the road this weekend in regular two-wheel drive cars. Ed will request the grading for fall. Although there are persons in the County that believe we are responsible for Bob Wright road, we were eventually successful with the prior Superintendent. The county perspective is that our taxes do not go to public roads.
4. Kristi Lozano asked if Shorty would be willing to plant some trees on her property if she provides them. He said yes and Ed agreed to connect them.
5. Bill Schwab was unable to fulfill his role as Secretary - Volunteers were asked for, and no one volunteered. Carolyn DeWitt had been helping out in the past few months with some Secretary duties. She agreed to fulfill the duties and serve the POA until the end of this term.

PRESIDENT'S REPORT

1. Spreadsheet of owners and contacts has been updated. And is posted on the site. NOTE: remember, the documents section is password protected for the privacy of our owners. When you click on this link it will prompt you for the login and password. Login is BayPOA and Password is: Owner . These ARE case sensitive so enter exactly as shown.
2. In preparation for next year's election of the Board, Ed will take lead on updating the elected job descriptions. These will also be posted on the website.

TREASURERS REPORT

All dues have been paid. Our budgeted expenditures and income from dues remains balanced. The treasurer recommended that we maintain the \$250 annual dues fee for another two years. There were no alternative recommendations or any opposition.

NEW BUSINESS

1. Carolyn DeWitt relayed that some members have again requested that the meetings be made available via conference call. This issue has been discussed at a number of annual meetings. We recapped the obstacle of no speakerphone / conference capability that would not require a moderator to repeat anything said in the meeting room so all could hear. And anyone on line would have to have their input or questions relayed. This would double the length of our meetings. It was also proposed that we move to alternating years of live meeting and a meeting that is all conference bridge. In the conference-bridge years everyone would be dialing in to the same bridge so everyone

would be able to hear and participate. This was not supported by the voting members in attendance. Many feel that owners should be willing to attend, participate and vote in the decisions being made at the annual meetings. Bill Schwab, moved that we try to do a test run on wifi access during meeting for people who do not attend. Once people who have rsvp we will advise them to bring a wifi enabled device and find one person in the field to test to see what the reception, noise level etc is like. There are technical and cost considerations to trying to offer this. If we use a online/wi-fi access only, then throughput becomes an issue at the meeting location where all the members are in physical attendance. If we use a non-toll free dial in number everyone would incur the minute usage or LD toll from land line for a 2-hour call. If we offer an 800 dial-in number then the association must pay for that bridge for a 2-hour call. This is all relayed just to advise that we have a broad range of members with varying levels of access and there are cost and logistics considerations for each.

2. The Motion documented in 2012, new business 1c, will be followed up by the current board, related to the dock and possible sale of dock.
3. Security-- No one is there, no one is building so we have no leverage . Ed will create some policy statements on the security issues and they will be posted to the website.
4. Ed would like to do a survey to ascertain the viability of self-development or group sale. While most owners have indicated they would be interested in single or collective sale, Marilee Densmore indicated that she would not be interested in a collective sale. He will include questions on why not more people are attending the annual meeting and what changes or considerations would result in greater attendance. He is also accepting suggestions for questions or topics to be covered in the survey. If you have any input to this survey, which will be conducted soon, please email or call Ed at ed.lengyel@gmail.com [864-643-1421](tel:864-643-1421). It was recommended that an online survey tool such as Survey Monkey will be used. For those of you who still have not provided an email address, please do so if you would like to be included in the survey.
5. Ed asked if anyone knows about the property values in the area. Where do they sit compared to when most owners purchased in 2006 and 2007. Bill Schwab noted that he understood the property values to be at about 50% at this time. Additional discussion included that constant development is happening in the area inclusive of road and highway expansions, retail operations, and some home building. These are all leading indicators that property values in general should increase over time.
6. Carolyn DeWitt noted that our website is paid through April 2014. She proposed that we do not let our website go, especially as it may become a valuable tool as individuals or as group we should pursue sale and communication on Bay Meadows in the future. Some members rely on the site to communicate with the current board, access key documents etc. The current cost is \$100 per year. It was moved by Carolyn and seconded by Marilee Densmore that we allocate funds up to \$250. to renew the website in 2014 for an additional two years.
7. Adjourned at 1:04

Submitted by Carolyn DeWitt

Secretary Bay Meadows POA

June 22, 2013