

**2010 March Bay Meadows POA Meeting
3/13/2010**

Knoxville Hilton, Knoxville, TN

Meeting is called to order 11:00 am by President Marilee Densmore

In attendance : Ed and Carole Lengyel, Darlene Stoll, Wendy and Jose Vilhena, StuartAnn Bentley and Keith Bentley, Karen and William Schwab, Jim and Deborah Deam , Joel and Marilee Densmore, Carolyn and Breck DeWitt, Grace Davila via phone .

PRESIDENT'S REPORT:

In general the property is in good condition. The current grounds keeper Shorty Brown is doing a good job of scheduled mowing, trash pick up and No Trespassing sign management. The more aggressive bush hogging to thin and manage the small saplings and brush on the more wooded lots was done and will be done again in 2010.

Main property open issues status:

- A. Discussion about the dock and the fact that it is both too short and not structurally sound. Jim Deam, owner lot 12, visited the property in the morning of the meeting. He reported that the neighbor on the corner of the property entrance had flagged him down and advised that someone had come to the property about two weeks back and had stolen 3 of the 6 floats that support the water portion of the day dock. That combined with the water still being low has caused the dock to be listing and has put stress on the structure of the dock . The neighbor, indicated that he got a good look at the perpetrator and can advise officials as to who it was.

Joel indicated he would contact Shorty and get access to the Sheriff to pursue identification of the perpetrator and press charges for the trespassing and the theft. A police or sheriff report must be filed immediately and Joel and Marilee said they would do that day.

Bill Schwab points out that something needs to be done quickly as when the water rises, it will be tough to rectify. So we need to make arrangements to get it repaired. (see general day dock work section)

On the issues of the developer Waterfront, not having supplied us with a dock that meets the specs shared with owners at time of purchase:

1. Next steps on the dock will be to discuss and file a formal complaint sent by certified letter from the President inclusive of the photos, supplied to Marilee at time of meeting, by Breck DeWitt . The membership stresses that this must be sent quickly by certified letter to the President of waterfront inclusive on the photos showing current state as well as the original sales package photo. The letter should indicate we must have a response and satisfaction in the next 45days to avoid further action.
2. Joel and Marilee will also pursue the ability and cost of legal action should it become necessary. It was discussed that we have to deal with the highest levels of the Waterfront org. It was further

noted that it may be more cost effective in the long run to repair the dock ourselves rather than pursue costly legal action.

B. Drainage and the road erosion. Marilee clarified that the roads internal to the property are under the County supervision. The county roads supervisor is Clayton Helms. We discussed a variety of approaches. We agreed as a group that a good approach would be to have someone approach the supervisor and ask them to address the in-proper drainage issues, and that the roads in the main middle section of the property need to be addressed. Grace Davila offered to take lead on contacting the Roads Supervisor. The plan is to advise the supervisor of the condition, request a resolution. We discussed that as property tax payers we have paid tens of thousands of dollars to the county and require little to no support.

Deb Deam will get our annual tax burden calculated since we took over as home owners.

Darlene Stoll did remind us all that Clayton Helms is a “good ole boy” so this may be a challenging request to make as non-residents (outsiders). Thank you to everyone for good ideas on how to address the issues.

C. Vandalism. There still is some small but controlled bonfires taking place. Trash is at a minimum compared to what it was last year. There are several lot signs on the wooden posts that are down. Those lots are 8-11, and 17. 18 is upside down. Shorty will be asked to get a post digger and put those up.

Marilee reported that Shorty has requested an increase in fees due to fuel costs and additional responsibilities requested.

Carolyn DeWitt moved that we increase the “three time per year” fee from \$1200 to \$1500 and this would be inclusive of managing the posts to be maintained. \$900 total increase annually.

Marilee seconded the motion, it was passed unanimously.

One time Bushhog (in addition to mowing)per year. \$1000 Added to budget going forward.

TREASURER REPORT: Provided by Deborah Deam

Cash on Hand 1/1/09 Beginning balance from 2008	\$ 23,266.55
Total Income from POA Dues:	\$ 17,160.71
Subtotal	\$40,427.26
Total Expenses:	(\$6,284.29)
Balance 12/31/09:	\$ 34,142.97

TREASURER REPORT CONTINUED:

Delinquencies

Sharon Duffy Lot # 40 – Paid in full for 2007. Lien released December 2009.

Patrick / Toya Wright Lot # 31 – owes for 2007 & 2008. POA dues for 2009 paid in full. Liens in place for 2007 & 2008.

Jacques Dieuvil Lot # 19 – owes for 2008 & 2009. Liens in place for 2008 & 2009. All correspondence returned unopened. Property taxes have never been paid. Will likely have judgement placed on land by Union County and deed sold at tax auction. They will notify POA due to liens placed.

Joe & Lisa Stutler Lot #38 – owe \$100 for 2009. Messages left / letter sent advising new remittance address – no response.

Proposed Action: Send certified letter to Stutler's requesting final payment

Darlene Stoll brought up that given we have a balance of more than \$30,000 in the bank, that we might want to lower the Annual POA fee. Much discussion on the topic discussing what large potential expenses we might have, what a reasonable fee would be to ensure we could cover our expenses and not dip into savings.

It was also discussed that this would provide some relief to our owners who are challenged to meet the annual fee given the state of the economy. Further, with a number of lots for sale, this may assist in making them more attractive for resale.

Darlene's suggestion was made into a motion to reduce the Annual Fee from \$400 to \$250 effective in the 2011 Fee year. The fee and expenses will be reviewed each year at the Annual Meeting and a determination on if and when to increase the fee will be reviewed.

The motion was seconded by Grace Davila.

Current 2010 fees are still due at \$400.

QUESTIONS FROM THE MEMBERS

Q1. Is anyone planning to build soon?

No one has submitted any plans for approval at this time. We take this moment to remind everyone while we are encouraging anyone who wants to build to do so; you must have plans approved by the Board and follow those items outlined in the Covenants. Covenants were in your sales package, and are also posted on the POA website.

NEW BUSINESS

In order to enable more members to participate in the meetings and to meet the requests for those who would like to join by conference call; it is proposed that we obtain an "easy to use" meeting service that can be used for audio only or audio and presentation mode.

Pricing was obtained for WEBEX service which several of us are familiar with and use in business.

Option to establish Webex type service for POA members to attend meetings via conference bridge. \$49 in any given month you want to use service.

Plus .10 per minute, per user for 800 audio conference.

It was discussed that dialer-paid minute plan should be offered, not a toll free that would be at the expense of the POA. But that the \$49 per month fee would be paid in the months that we use the service.

It was agreed that this was reasonable to put in place.

An adjacent discussion resulted in a motion by Joel Densmore that we continue the in-person annual meetings, with the Three Primary officers required to attend. The virtual conference service will be set up. Wendy Vilhena discussed that those who attend in person enjoy putting faces with the owners and developing a personal relationship with our POA members. Also this encourages owners to visit the property and be aware of the property issues. The motion was seconded by Deborah Deam and passed unanimously.

Jim Deam made a motion that the window for the Annual meeting be shifted to be inclusive of the range from March 1 through June 30. The rationale was that we try to perhaps schedule the next meeting in early June for 2011 so that the property will be more enjoyable to visit and that people may have more flexibility while school is out to attend.

Motion was seconded by Breck DeWitt, and passed unanimously.

Other discussion was that possibly in the future we might be able to have the meeting at a location closer to the property or even at the property weather permitting.

5. Discussion about streamlining the expense and time it takes to produce and mail the Annual Dues invoices. Motion was passed that for those we have email addresses for we can email them, to print and remit. For others, a postcard will be sent similar to the Union County Property taxes postcards. This effort will reduce printing, envelopes and postage along with reducing the amount of time it takes to prepare and deliver.

Similarly, the amount of time and expense for handling all of the POA communication performed by the Secretary was discussed. Only half of our membership has provided an email address. The Secretary (Carolyn DeWitt) explained that the amount of extra time it takes to print copies, address envelopes, collate the mailings, stamp them etc must be done for the minutes, for meeting announcements and instructions etc. We stress and ask once again that you provide the secretary with an email address that can be used for these limited mailings. A relative or friend may have an address that you could use to receive these mailings a few times a year. Please call or mail or email Carolyn DeWitt with this information: barker_ca@bellsouth.net / 615-498-0998.

Motion was made by Darlene Stoll and seconded by Ed Langyle that going forward the Secretary will send communications to those who have email addresses. Postcards will be sent to all others instructing them to view or download the minutes from the POA website. If a hard copy is needed it can be requested. It was passed unanimously.

Additional discussion was had when Ed Lengyel offered to assist with the duties of the Secretary to lessen the workload on the Secretary. It was noted that the President has the authority to create additional officers. Marilee created the office of the "Deputy Secretary". See election notes where this office is addressed. It is noted that the Deputy Secretary is not required to physically attend the meeting.

6. Website. The website was discussed and it is currently paid through March of 2011. The cost was \$158 for the three years. There was discussion that we should keep the website and renew. Although it is not clear how many members use the website, we do know some of you do for access to the directory, the by-laws, covenants etc. In the future this would enable us to put a webcam on the property and have it viewed from the POA website.

ELECTIONS

The elections were held.

Marilee and Joel Densmore will continue to serve as co-presidents

Carolyn DeWitt will continue to serve as Secretary

Grace Davila will serve in the newly created role of Deputy Secretary

Deborah Deam will continue to serve as Treasurer.

We thank everyone who attended the meeting and help to bring valuable ideas and solutions to the table for managing our Association. We also thank those who have agreed to serve in Officer roles. These are not paid positions and the work is done for the benefit of all 40 property owners.

At 1:20 pm the Meeting was adjourned by Marilee Densmore.

These minutes are respectfully submitted by
Carolyn DeWitt
Secretary.