

CBTB ASSOCIATION MEETING MINUTES

Minutes of the Board of Directors

January 12, 2013

The CBTB Board Meeting commenced at 10:35 a.m. on January 12, 2013.

.Board Members Present:

Barry Jackson	Catherine Bennett
Judith Atlas	Roger Failmezger
Chris Naumann	Lori Giberson
John Cooper	

Board Members Absent:

Bonnie Haynie
Norman Haynie

Association Members Present:

Fred Olsen	Jean Ehlman
Rocky Boykin	Ann Via
Ron Holmes	

Other Association members may have been present and did not sign in.

The Meeting was called to order by Vice-President, Barry Jackson at 10:35 a.m.

Secretary's Report: (Judy Atlas)

A motion to accept draft minutes from December 15, 2012, was approved unanimously.

Treasurer's Report: (Chris Naumann)

Ms. Naumann reminded the Board that the fiscal year ends at the end of February, 2013.

The Board has not overspent the annual budget, though there is not quite two months left until the end of the fiscal year.

A motion to accept the Treasurer's Reports as of December 31, 2012 was approved unanimously.

Facilities Manager and Pool: (John Cooper)

John Cooper reported that he had a proposal to repair the pool, including digging, replacing piping, patching the concrete, and repainting the pool. Mike Hill will act as General Contractor, with John Cooper assisting. The cost of the work will not exceed \$8000, plus the cost of materials. The Board voted unanimously to accept this proposal.

CBTB will need personnel to help maintain the pool this summer, as John will not be available in August and September. The Board requested that John investigate the cost and possibility of converting to a saltwater pool which would require less maintenance and save money on chemicals.

The new well does not supply pool quality water, since it is infused with sediment so fine that it passes through the filter mechanism. The Board will continue to seek proposals to solve the well issue, utilizing what has already been done. Roger will contact Kraut Well Drilling and Catherine will contact Eugene Fetteroff, and ask them to present proposals to the Board.

Architectural Committee: (John Cooper)

No new requests received.

Roads and Grounds: (Norman Haynie not present)
Nothing new to report.

Dock: (Barry Jackson)
Nothing new to report. Electrical service will not be added until the Spring.

Golf/Tennis: (Jean Ehlman)
- See online section for tennis and golf reports.
When the tennis court was originally constructed, there were ditches to drain water away from the courts. Over the years, these ditches have filled in, allowing water to flow underneath the courts, as well as on the surface. The result is deep cracking in the surface, making it hazardous for tennis players. The ditch dug this summer has not resolved the problem. Drainage issues must be resolved before the tennis court is resurfaced. Norman Haynie is planning to meet with EasyFlow Construction, to see what they propose. Mrs. Ehlman is still investigating court surfacing, as there are many new products and procedures on the market. Mrs. Ehlman also requested that the gate at the tennis court be fixed as well.

Capital Reserve Study: (Roger Failmezger)
The Board suggested some changes in wording in the letter to lot owners. Roger will make these changes and send the letter to the Board for approval.

Neighborhood Watch: (Alex Hand, not present)
Nothing new to report.

Old Business:

Social Events- Catherine Bennett

Mrs. Bennett suggested possible events and dates for the next calendar year:

Annual Meeting – May 5, 2013 at 1:30 p.m.

Independence Day – July 6, 2013 (Saturday)

St. Patrick's Day – March 16, 2013

Spring clean-up and yard sale – April 20, 2013

Labor Day – September 7, 2013

OctoberFest – October 12, 2013

Men's Breakfast for the Community – November 9, 2013

Christmas Party – December 14, 2013.

Mrs. Bennett suggested that the Board have a strategic planning meeting for the next fiscal year, which would include budget planning as well. The Board decided to begin the February meeting at 9:30 a.m. to allow time for planning and budget discussion.

Virginia American Water/Wells – Catherine Bennett

Mrs. Bennett stated that community members will be getting a rebate on their water bills.

Utility rates are supervised by the State Corporation Commission, and would NOT be affected by the limited number of wells that might MIGHT be dug, if the covenants are changed to allow wells on personal property.

Ballots, voting to change the covenants to allow wells on personal property, were counted by Rocky Boykin and Jean Ehlman. 146 lots responded, 136 voting yes, and 10 voting no. This

does not meet the threshold of a 50% response. The Board did not decide whether to make a third attempt, or to make an attempt to contact owners who did not respond.

Clubhouse Décor – Catherine Bennett

Catherine will receive a proposal in March to paint and refresh the clubhouse.

Newsletter – Catherine Bennett

Resident Joyce Jenkins has volunteered to compose seasonal newsletters for the community. There should be a Winter Newsletter in the works which would include the Calendar of Events.

Television – Catherine Bennett

This issue will be tabled until February, and brought up as part of the budget/planning discussion.

CBTB Board – Judy Atlas for Bonnie Haynie

In May, Bonnie Haynie, John Cooper, and Lori Giberson's terms on the Board expire. Norman Haynie has announced his intent to resign. That gives four open positions on the CBTB Board. John Cooper and Lori Giberson are willing to rerun for another term. Robert Bennett has volunteered to serve on the Board. Joyce Jenkins indicated interest if meetings could be scheduled for an evening. Anyone interested in serving on the CBTB Board should contact Judy Atlas at jatlas9115@yahoo.com.

Other:

John Cooper expressed interest (along with Catherine Bennett) in the concept of a Community Manager, who would act as a point person, and community contact. Other communities have a paid position, which manages community affairs. CBTB also needs a person to manage and take care of pool maintenance this summer.

The Board meeting adjourned at 12:10 p.m.

The next meeting will be Saturday, February 9th at 9:30 a.m.