

CBTB ASSOCIATION MEETING MINUTES  
Minutes of the Board of Directors  
February 9, 2013

The CBTB Board Meeting commenced at 9:30 a.m. on February 9, 2013.

The Board discussed budget needs for the new fiscal year beginning April 1, 2013.

Board Members Present:

Bonnie Haynie            John Cooper  
Barry Jackson           Catherine Bennett  
Judy Atlas                Lori Giberson  
Chris Naumann  
Norman Haynie

Board Members Absent:

Roger Failmezger

Association Members Present:

Beverly Saunders  
Virginia Haywood      Ron Holmes  
Rocky Boykin           Ann Via

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

The Meeting was called to order by President, Bonnie Haynie at 11:10 a.m.

Secretary's Report: (Judy Atlas)

A motion to accept draft minutes from January 12, 2013 was approved unanimously.

Treasurer's Report: (Chris Naumann)

A motion to accept the Preliminary Treasurer's Reports as of January 31, 2013 was approved unanimously.

Facilities Manager and Pool: (John Cooper)

The pool will be repaired and painted this spring in order to have it available for the summer season. The estimated cost is \$10,000. We need to hire a pool attendant for the season. John Cooper will write a job description for job applicants, and for posting. If anyone is interested in working as a pool attendant, or know anyone who might be interested, please get in touch with John Cooper.

Architectural Committee: (John Cooper)

No new requests received.

Roads and Grounds: (Norman Haynie)  
Lands End East and East Highview have been patched by Mr. Stevens.

Dock: (Barry Jackson)

During the discussion of the annual budget, it was suggested that the fee for a boat slip be lowered from \$250 to \$150. In the past two years, many of the slips have gone unrented. By lowering the fee, more slips would be rented, and more money would be raised to maintain and improve the dock area.

The Board voted unanimously to lower the boat slip fee to \$150 this coming year, and evaluate the success of this change for the following year. Judy Atlas agreed to see this information is posted on the web.

Slips will still be allocated on a first come, first serve basis as there are a limited number of slips available.

Golf/Tennis: (Jean Ehlman not present)

Capital Reserve Study: (Roger Failmezger not present)

Neighborhood Watch: (Alex Hand, not present)

Old Business:  
Social Events- Catherine Bennett

A newsletter has been designed by Joyce Jenkins and will hopefully be mailed shortly.

Mrs. Bennett requested that every Board member bring a tray of something for the annual meeting in May. The Board could fund drinks, plus one tray.

The next event will be on March 16, 2013 at 6:00 p.m. It will be the Luck of the Irish Potluck in honor of St. Patrick's Day.

April 20, 2013 will be "Clean-Up Day" at CBTB. A yard sale will be held in front of the clubhouse from 8:00 am to 2:00 p.m. Residents may bring items they want to sell. CBTB will provide hot dogs and drinks for participants.

Television – Catherine Bennett

Mrs. Bennett would like to try to raise funds for a large screen TV at CBTB events.

This is in recognition of the fact that the Board's priority for spending this year is repairing the pool and tennis courts.

#### Property Maintenance – Catherine Bennett

Mrs. Bennett is concerned about the appearance of properties which have multiple items for sale in their front yards. Mrs. Bennett has volunteered to look in the Covenants for rules on selling items from the yards of homes in CBTB.

#### Tennis Court Drainage – Norman Haynie

EasyFlow will be here this Tuesday to present a bid on digging drainage surrounding all sides of the tennis court, and providing a ramp for access to the gate over the ditch. Mrs. Bennett asked that a ramp be built for wheelchair access to the Clubhouse as well.

#### CBTB Board Nominating Committee – Judy Atlas

We need additional candidates to fill the 4 positions on the Board that will be open in April. Bonnie Haynie, Lori Giberson, John Cooper have completed their 3-year terms. Norman Haynie is resigning after one year of a 3-year term. Lori Giberson and John

Cooper will run for another term. Beverly Saunders announced her candidacy for the Board. John Cooper said Maria Merkowitz had contacted him about running for the Board. Since one of the open positions is a two year term, it may be easier to allot the two year slot to the candidate with the lowest number of votes.

There is concern that the Saturday morning meeting time may discourage some candidates who work on weekends. The Board decided that the newly elected Board should decide on their meeting schedule.

Other:

#### Sevarg Pool Contract – John Cooper

After researching pool maintenance companies in the area, Mr. Cooper recommends that CBTB sign a pool maintenance contract with Sevarg Pools. Their season for maintenance will run from Memorial Day through Labor Day. The contract for service includes only one visit per week to clean the pool, perform a chemical analysis, and add chemicals when necessary. The cost of 13 week service is \$2000 if paid monthly, however the cost would be reduced considerably if the contract is paid up front. CBTB would also get a 10% discount on all pool items purchased from Sevarg, including chemicals. In order to have the pool maintained in the excellent condition it has had in previous years, CBTB wishes to hire a pool attendant to monitor and clean the pool daily.

The Board voted unanimously to accept the maintenance contract from Sevarg Pools and pay in advance to get the full discount.

#### Miller-Dodson Report – John Cooper

Mr. Cooper brought to the Board's attention the fact that the original Miller-Dodson Capital Reserve Study was revised to fund a golf course. The Board agreed to read the report that references the scope of the golf course. While the Board wishes the golf area to be maintained in good condition, it is not their intent to build and maintain a professional level golf course. Mrs. Bennett agreed to revise the scope of the golf area, with the assistance of Mrs. Ehlman, and present to Miller-Dodson. The Board unanimously agreed to request that Miller-Dodson change the scope of the golf course to reflect the reality of its actual usage.

#### Property Manager Position – Catherine Bennett/John Cooper/Bonnie Haynie

At the January meeting, Mrs. Bennett recommended that CBTB consider having a Property Manager. This would eliminate the confusion of residents who do not know who to contact for various community problems and needs. John Cooper thought that this would be a great idea and recommended Michelle Lewis, who performs many of these tasks already. Mrs. Haynie requested that John Cooper write a job description of a Property Manager's duties. The Board voted unanimously to consider Michelle Lewis as Property Manager.

#### Budget – Bonnie Haynie

The Board voted unanimously to accept the Budget for the new fiscal year.

#### Public Comments

It was requested that the bulletin board be re-hung in the Clubhouse for the residents to post notices. Mr. Cooper said that he would hang the bulletin board.

The meeting was adjourned at 12:25 p.m.

The next meeting is scheduled for Saturday, March 9, 2013 at 10:30 a.m.