

PBPOA Board Meeting- March 12, 2016

In attendance:

Board Members:

Larry Brewster-President

Ray Koon- Vice President

Wayne Acklen- Treasurer

Helen Brown- Secretary

Diane Becker

Don Curty

Lee Rohrer

Larry Brewster called the meeting to order at 9:05 AM. The minutes of the August 15, 2015 Board meeting were approved as written. (Motion by Lee, second by Don)

TREASURER'S REPORT: Wayne reported the only expenses this period have been for utilities, \$11 for the Property Tax bill, and \$20 fee for the Association's annual Non-Profit filing.

OLD BUSINESS:

1. **CEMETERY UPDATE-** Larry reported that we have received a legal opinion regarding the use of the Phillips Cemetery in Outlot B. The opinion is that only heirs and descendants of the original owners can be buried there. Larry made a motion to discontinue the cemetery committee charged with managing this and refund any deposits made by homeowners. This was seconded by Lee, and approved by the Board. The Association will continue to provide cleanup and maintenance of the cemetery property.
2. **SPEED LIMIT POSTING-** Lee reported 45 of the required 56 property owners have signed the petition for the speed limit signs. An attempt to go door to door has been unsuccessful in capturing the remaining necessary signatures, therefore the Secretary will now mail or email owners the copy of the petition.
3. **LOTS 27-31 LAKEFRONT DISCUSSION-**Helen reported contacting the owners of lots 28 and 30 to inquire about their interest in the possibility of purchasing the 30' strip of land bordering the water from the PBPOA. The owners of Lot 30 express no interest at this time. They believe this is a moot point because they are under the impression that the PBPOA does not have an actual deed to this strip, and they are happy with the way things are now. Don reported he has a copy of the actual deed and will get it to Helen. Wayne presented the idea of questioning real estate agents for ideas of amenities that may increase the appeal of the neighborhood, and help increase property values. Amenities such as a community pavilion, children's play area were discussed. Diane expressed her concern that the Association does not need more issues to care for.
4. **PARKING LOT-** Lee and Ray reported the parking lot will need to be repaired before long. An approximate estimate of \$90,000 was given by Tinsley Asphalt

6 months ago. Discussion followed regarding method of paying for this. A special assessment to all property owners would be necessary. Diane recommended giving all property owners plenty of advance notice regarding this need.

5. EMAIL LIST- Helen reported having current email addresses for all property owners except 7. She is still working to obtain those if possible. She also would like to get with Andy Saul to coordinate updating the directory that is on the password protected website.
6. BY-LAWS-The final version of the By-Laws and Rules and Regulations was presented. These had been sent out by email to the property owners by Larry for their review. Helen had followed with written notices of their existence to those property owners who do not have email addresses. One positive comment and one requested change from Bob Reed were received. This regarded grandfathering the double docks currently on the south shore of Outlot A. No other comments back were received.

Discussion took place regarding Article VII in the Rules and Regulations-Dock Space for Back Lot Owners. Wayne has presented to Larry a copy of a Dock Owners Agreement found in old Association records (2000) This would be in conflict with the new Rules and Regulations, if the original owners of the first 3 docks had signed this agreement. No signed copies have been found in old records as of this date.

Larry reported difficulty in finding another attorney to look at the changes to the By-Laws. He has approached a couple besides Patrick Lynch. Discussion occurred. Wayne's closing attorney was Patrick Lynch and he voices concern that because Patrick is the closing attorney on a number of houses in the neighborhood this could be a conflict of interest. Larry presented 2 options: 1. Continue to try to find another attorney or

2. Have Patrick Lynch look at these. Ray made a motion to go with Patrick Lynch, second by Lee.

Voted and approved by the board with a vote of 5 yays, to 1 nay (Wayne), 1 abstain (Helen).

NEW BUSINESS

1. SPRING CLEANUP DATE- The board decided the cleanup date will be Saturday April 23, starting at 8:00 AM. Helen will send out notices by email to the property owners. Ray Koon reported the need to clear out/cut down some of the pine trees that are leaning. This is in the area behind the parking lot on Ridgefield Circle.
2. MAY BOARD MEETING- May 7 is set as the date of the May Board meeting.
3. SUMMER PICNIC AND BUSINESS MEETING DATES, PLAN AND COMMITTEE- Saturday June 25 will be the date of the summer picnic and business meeting. It was decided to continue to have these on the same day but to try separating them by a few hours. This may enable neighbors to better socialize in a more relaxed manner. The business meeting will be held at 9 AM with the picnic scheduled for 12 Noon. Lisa and Wayne Acklen will chair

the picnic committee, with Helen assisting. Ray graciously volunteered to cook the barbeque again this year.

4. SELECTION OF NEW OFFICER COMMITTEE- The board will ask Esther Robinson to chair this committee. Don, Diane and Ray announce they would like to roll off the board this year.

The meeting was adjourned at 11:06 AM.

Respectfully submitted, Helen Brown, Secretary 18 August , 2016