

PBPOA BOARD MTG MINUTES  
09-28-2024

Location: Darla Gray's residence at 398 Ridgefield Cir

Time: 9:30am

**CALL TO ORDER/OPENING REMARKS - PRESIDENT Mike Axon**

Mike Axon called the meeting to order. Board members in attendance included President Mike Axon, Vice-President Paul Becker, Treasurer Lee Rohrer, Secretary Laurie Anderson, and At-Large Members Steve Sobey, Darla Gray, and Blake Orange. Additionally, four PBPOA association members were present.

Mike welcomed the new board members: Paul Becker (Vice-President), Blake Orange (Member-at-Large), and Laurie Anderson (Secretary). He then asked if everyone had reviewed the minutes from the previous board meeting, which was held during the annual picnic. A motion was made and seconded to approve the minutes, and the vote passed unanimously. The minutes are available on the Pine Bluff POA website: [www.pinebluffpoa.com](http://www.pinebluffpoa.com).

**TREASURER'S REPORT - Treasurer Lee Rohrer**

Lee Rohrer presented two reports: the Quarterly Report for September 28, 2024, and the PBPOA Budget for 2024-2025. These reports are appended to the end of the meeting minutes. Lee led a discussion on this year's expenses, which included costs for tree removal from the parking lot, cemetery, and the boat dock area. This issue will be revisited in the next board meeting after estimates are obtained.

There was also a brief discussion regarding unpaid dues, property ownership, and land surveys to determine which lots have been legally joined. This relates to dues owed when a single owner possesses adjacent lots. Further investigation will involve reviewing the latest land surveys and updating the Pine Bluff property lot records.

Finally, the board discussed the cost and replacement of the missing buoy, which is further addressed in Old Business. After no additional questions about the budget, a motion was made, seconded, and passed unanimously to accept the Treasurer's report.

**OLD BUSINESS**

**Missing Buoy Replacement**

Mike Axon read a letter from PBPOA member Ross Cheek regarding the process for obtaining TVA approval to replace the missing buoy near the boat ramp. Since there was previously a buoy in that location, the board debated whether TVA approval was necessary. The general consensus was to just proceed with replacing the buoy.

**POA Legal Update**

The Board reviewed the ongoing conflicts between the Charter and Bylaws, which prompted the decision to seek legal counsel last year. A member of the Association threatened legal action to resolve this discrepancy. The Board reached a consensus that the Bylaws should be amended to eliminate the membership requirement added in 2016. This will be included in the Bylaw update discussion at the next board meeting.

**Bylaws Update**

Since addressing the bylaw revisions will require additional time, the board agreed to postpone further discussion until the next meeting.

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09-28-2024

## **NEW BUSINESS**

### **New Neighbors and POA Members**

A warm welcome is extended to Tucker and Jessica Herndon, Frances and Kurt Swenson, as well as the Stewart family. The Secretary presented a welcome packet containing the PBPOA directory, bylaws, rules and regulations, and the statement of standards. It was suggested that additional documents could be included in the packet. These materials will be distributed to new association members, as well as to all PBPOA members when dues are paid. The directory will be updated annually and made available on the PBPOA website for registered members.

### **Plan for Fall Work Day**

Fall Work Day is scheduled for Saturday, December 7th. Volunteers will meet at the trailer parking lot to clean the parking lot, boat ramp, and cemetery.

### **Stickers**

The board discussed changing the Guest Pass to a Day Pass and lowering the price to \$25. Trailer sticker fees would be raised to \$50 each to increase revenue. This topic will be revisited at the next board meeting.

### **Dock List**

The dock list needs to be updated. The board discussed how docks on Outlet A cannot be sold with the property to which the dock owner owns. Instead, the dock must be offered to the next person on the waiting list. If they decline, the dock owner must sell the dock and have it removed, allowing the next person on the waiting list to install their own dock. The possibility of renting land to dock owners after a rollover was also mentioned. This will be explored further once the bylaws are reviewed.

### **Board Member Email Addresses**

After considering the use of Google Mail for board member email addresses, it was decided that board members would simply use their personal email addresses for ease of communication, foregoing the need for a centralized service.

## **CLOSE OF MEETING**

A motion to adjourn was made, seconded, and unanimously approved.

(Treasurer's Report Follows)

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09-28-2024

TREASURER'S REPORT  
September 28, 20204

| <b>Cash on Hand</b>        |             |
|----------------------------|-------------|
| Savings                    | \$7.86      |
| Checking                   | \$523.80    |
| Money Market               | \$10,141.13 |
| *Four CD's                 | \$34,000.00 |
| Total                      | \$44,672.79 |
| <b>Income</b>              |             |
| Dues                       | \$10,421.19 |
| Stickers/Passes            | \$2,225.00  |
| Earned Income              | \$585.13    |
| Total                      | \$13,231.32 |
| <b>Expenses</b>            |             |
| Duck River Electric        | \$124.09    |
| Picnic                     | \$149.91    |
| Insurance                  | \$815.00    |
| Internet                   | \$380.19    |
| Annual Report              | \$20.49     |
| Postage                    | \$68.00     |
| Total                      | \$1557.68   |
| Grand Total after expenses | \$11,673.64 |

\*Opened 4th CD at \$7000.00. Added \$1000 to \$10,000 CD for \$11,000  
Rolled \$10,000 and \$6000 over.

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09-28-2024

PROPOSED PBPOA BUDGET for 2024-2025

| <b>Income</b>   |             |
|-----------------|-------------|
| Dues            | \$11,800.00 |
| Stickers/Passes | \$2550.00   |
| Earned Income   | \$2000.00   |
| Total           | \$16,350    |

| <b>Expenses</b>                      |             |
|--------------------------------------|-------------|
| Internet                             | \$380.00    |
| Picnic                               | \$150.00    |
| Electric                             | \$500.00    |
| Insurance                            | \$815.00    |
| Repairs                              | \$1000.00   |
| Annual Report                        | \$20.00     |
| Tree Removal                         | \$3500.00   |
| Office Supplies                      | \$300.00    |
| Keys                                 | \$650.00    |
| Stickers/Passes                      | \$550.00    |
| Legal Expenses (waiting for invoice) | \$2500.00   |
| Buoy                                 | \$500.00    |
| Reserve                              | \$5000.00   |
| Total                                | \$17,710.00 |