

PBPOA ANNUAL GENERAL MEETING JUNE 22,2019

Board members in attendance: Don Bloomfield-President, Wayne Acklen-Vice President, Lee Rohrer-Treasurer, Helen Brown-Secretary,

Owners of 23 lots were in attendance.

The meeting was called to order by Don at 11:25.

Don reminded everybody to check and make sure they have signed a Waiver of Liability form if they are using the parking lot.

Don welcomed new property owners, the Tacketts (not in attendane) and Harold (Hal) Dornan.

The minutes of last year's General Meeting were approved as submitted.

TREASURER'S REPORT:

Lee gave the financial report. Cash in CDs amounts to \$25,142.17. Cash on Hand is \$6,114.32, for a total of \$31,256.49. 2018-2019 dues collection amounted to \$5460, and parking lot sticker fees brought in \$1120. Total income for 2018-2019 was \$6580. Expenses amounted to \$5294.20. The balance for the year therefore is \$1285.80.

Expenses:

- Tree removal \$2600.
- New Signs \$ 740.96
- CleanUp/mowing \$ 720.00
- Locks/stickers \$ 455.31
- Electric \$ 367.00
- Picnic \$ 187.37
- State Fees & Taxes \$ 128.00
- Repairs \$ 59.61
- Checks \$ 35.95

OLD ITEMS:

- Don reported new signs have been added throughout the neighborhood. These include the Caution, Crime Watch, Street Direction, and PBPOA signs. Lee Rohrer was thanked for spearheading this project. It was also noted how nice the new sign at the cemetery is.

- The large dead tree in the cemetery was removed before it could fall and cause damage to headstones.

NEW ITEMS:

- Member input: Dieter Nowak reported having talked to the builder of the new neighborhood on Pine Bluff who said he chose this location to build because of the proximity to the lake. This could lead to confusion with realtors. Discussion followed regarding how PBPOA can protect Outlot A from misuse by non- members. Some suggestions from members were to use the community watch, to consider gating the community if necessary, to be cautious and not lend gate keys out, to post Private Property signs, to post No-Trespassing signs.
- New officer approval: The slate of officers for the 2018-2019 year was presented by the nominating committee headed by Terry Brown.

President-Don Bloomfield

Vice President-Wayne Acklen

Treasurer- Lee Rohrer

Secretary- Helen Brown

Board Members At Large- Larry Brewster, Bill Lee, Linda Curran

A motion was made and seconded to accept this slate. The vote was unanimous

Linda Curran has replaced Tim Ruhl, who is moving off the Board.

- Selection of Nominating Committee for 2020/2021
Don thanked this year's Nominating Committee members Terry Brown, Ellen O'Neal, and Andy Saul. They graciously volunteered to be on the committee again for next year. A motion was made and seconded and the vote was unanimous to accept this.
- Don Bloomfield brought up the need to clarify whether owners of multiple improved lots should pay one annual dues, or an annual dues per improved lot. Discussion followed and a motion was made to require annual dues for each improved lot. It was seconded and unanimously approved.
- Don brought up the need to examine issues associated with vacation rentals, VRBO, AirBnB etc. A committee has been formed to look into these issues and to report back to the Board at a subsequent meeting. The committee consists of Larry Brewster, Dave Stevens, Andy Saul, and Bill Lee.

OTHER ITEMS

- Ellen O'Neal requests that Property Owners be sure and put their dogs on a leash or control their dogs when approaching other people. Discussion followed and it is suggested that people try to remember to be courteous in this regard. Property owners voiced incidences when this has been an issue. Don reminded people to try to first talk to your neighbors directly about this, and then bring it to the Board to address if need be.
- Darla Gray shared that she has found a very handy service run by an individual for garbage and recycle collection. It is TriCounty Waste run by BJ Ratcliffe. We can contact her for the number.

The meeting was adjourned by Don at 12:05.

Respectfully submitted,

Helen Brown, Secretary PBPOA