

PBPOA Board Meeting August 24, 2019

Don Bloomfield called the meeting to order at 9:04 AM.

In attendance:

Don Bloomfield, President

Wayne Acklen, Vice President

Lee Rohrer, Treasurer

Helen Brown, Secretary

Bill Lee, Director

Larry Brewster, Director

Linda Curran, Director

The minutes of the previous Board meeting were approved as submitted and posted on the website.

Budget Update-Lee Rohrer reported expenses of \$441.31, with collections totaling \$5220. Total in CDs is 27,501.64. Total in Savings and Checking is 35,350.16. Statements went out at the first of this month to about 25 property owners who had not yet paid dues. Late payment statements will go out at the first of September.

Old Business

1. Gate Walkway- Don reported Tim Ruhl and he have completed the walkway through the gate area.
2. Committee recommendations for short-term rental properties- Larry has worked on this committee with Dave Stephens and Andy Saul. The need for this has come about because of the possibility of a growing number of Airbnb and VBRO properties. Larry presented the committee report and a proposed Short-Term Rental Document the committee has drafted. The Board reviewed the proposed agreement and discussion followed. Wayne recommended issuing a temporary parking pass for the cars or trailers of these guests. Don suggested adding this to the document. Lee made a motion, which was seconded to implement this Short Term Rental Document, which describes the responsibilities of the property owner and their renters, The motion passed. Property owners would be required to include this document in all renter contracts. Rights and privileges for property owner could be revoked if rules were not enforced and adhered to. The Board, according to current Bylaws, could make these changes. Larry cited Bylaws Article II P.5.

3. Updating *Rules and Regulation Section 1X* and *Article III of the Bylaws* to reflect that individuals with multiple improved lots are required to pay annual dues for each improved lot- A vote was taken at the June 22, 2019 annual General Meeting of the PBPOA to require property owners of multiple improved lots to pay dues per improved lot. This passed unanimously at that meeting. Don brought up the question of whether changes needed to be made to the Rules and Regulations or just to the Bylaws to capture this. Discussion took place. Larry clarified this does not require any amendment to the Bylaws. Article II of the Rules and Regulations will need to be amended to reflect this change.

New Business

1. Front Entrance Sign and Proposal- Property owner Andy Saul had emailed a sample suggestion to the Board containing picture of a sign that could be put at the entrance to Pine Bluff. The potential need for this has arisen due to the new neighborhood that is being constructed on Pine Bluff Road. It is felt that having a sign that designates where our Pine Bluff neighborhood begins will be helpful in order to protect the privacy of outlot A. Lee Rohrer presented several examples of signs for the Board to consider. These included "POSTED" signs. Discussion took place regarding the need for these and the particular wording these should include. Larry would like minimal signage. Helen wants to stress the "No Public Lake Access" aspect presented on one example. Several Board members liked the idea of the yellow color of the "POSTED" signs. Discussion followed. No clear consensus was achieved at this time. Lee will further develop these ideas and return to the Board.
2. Handicapped parking space at boat ramp area- Helen asked the Board to consider a parking space off the drive to the boat ramp designated for handicapped. This could be located on the Brown's property, just off the drive. Her idea is a pull in space between the two large trees into the natural area with no need for any pavement. Discussion followed regarding the need for this to be clearly off the paved area, as large trailers need every inch of the pavement to make the turn around. The Board asked for clarification of the exact area. Helen will send a picture.
3. Proposal for Adding Dock Space for Property Owners who do not have lake front- Wayne had presented the Board with a proposal that would allow for more dock slips than currently there is room for. The area of Outlot A to the south of the boat ramp will not accommodate another dock. There are currently 5 Property Owners on the Dock Waiting list. Property owners of lots 27-31 own four of the seven current docks. His proposal is to re-open the idea of allowing these owners to re-locate their docks in front of their property, freeing up space for a multi-slip dock that would accommodate all those on the waiting list and be well within the TVA guidelines of 1000 sq feet of dock per 100 linear foot of shoreline. Discussion followed regarding the need for the Association to assume no financial responsibility. His idea is that this could be done without any financial

liability to the Association; the Property Owners would outright purchase a slip. Discussion continued. Wayne reports having done an extensive search through County records for any existing deed to the 30 foot wide strip of Outlot A in front of Lots 27-31, and has been unable to come up with one. The Board recommends that further research into the ownership structure of Outlot A be done before further discussion. The question being: does PBPOA or each of the 80-85 Property owners own this.

4. Fall Clean-Up Workday- Is set for December 7, with rain date of December 14.

Other Issues

1. Four wheelers on the road- Linda Curran expressed concern regarding safety of children being allowed to ride four wheelers on the streets of Pine Bluff. Don will contact the police department to find out the law regarding this.

The meeting was adjourned at 11:26 AM.

Respectfully submitted,

Helen Brown, Secretary PBPOA