

PBPOA ANNUAL GENERAL MEETING JUNE 26, 2021

Board Members in attendance: Andy Saul-President, Wayne Acklen-Vice President, Lee Rohrer-Treasurer, Helen Brown-Secretary, Nathan Hill and Linda Curran.

39 members were in attendance representing 27 properties.

Andy called the meeting to order at 11:05. He had the Board introduce themselves. He then welcomed new members. Misty and Johnny Beard, along with their son Austin and daughter-in-law Lindsay and two grandsons introduced themselves. Ryland Revelle was in attendance and introduced himself, and Bo Goodson informed the Association that he and his wife Judi are now full time residents. Steve Burton also introduced himself.

The minutes of the 2020 General Meeting were approved as submitted and as posted on the Website.

TREASURER'S REPORT

Lee gave the financial report. See the attached report.

The budget was approved by unanimous vote.

OLD BUSINESS

1. Overview of 2020/2021

- Andy reported that the new ramp on the community dock has been completed by LifeTime Docks. It is working out well. The expenditure for it was \$5000.00.
- We had several trees come down this year on the parking lot that had to be cut and removed. Luckily no boats or trailers were damaged. There is a tree leaning over a trailer now that needs to be addressed. Andy has had one estimate that seems high (\$1000). Getting estimates to thin out the trees around the parking lot has been difficult. We've had quotes of \$2,000 to \$3,000 a day for the equipment with no way of knowing how long the process would take. Discussion took place and it was decided to just handle each problem as it can be addressed. Several owners volunteered to see what might be able to be handled by them after the fall.
- The sign for the entrance was completed and installed thanks to Don Bloomfield and Lee Rohrer. It helps delineate for all (including realtors) where Pine Bluff neighborhood begins and that there is no public lake access.
- Andy thanked Larry Brewster for constructing the community Lending Library.
- Andy thanked Terry Brown for performing the fall cleanup of the Parking lot.
- Andy thanked Mike Turok for repairing boards on the floating part of the Community dock.

- General Parking Lot Management- Although last year there were problems with overcrowding in the parking lot, Andy reported that this year has not presented the same problems. The steps taken of encouraging the removal of unused equipment, and doubling up smaller trailers with larger ones in a single space has helped. As of today there were approximately 6 empty spaces. Patrick O'Neal asked if there was room at the far end to expand the lot. Andy replied there is. Discussion followed. It was agreed that at this time the situation will be monitored and need for re-aligning of spaces, or expansion will be explored.
- Andy reported that as allowed by the Rules and Regulations the Board has voted to increase the dues amount from \$100 to \$150, as well as to increase sticker fee to \$25. Also, the Board approved a new Guest Pass, which will be issued for \$50. Discussion took place. Andy explained that the hope is that every thing parked in the lot will have either an Owner's sticker or a Guest pass. It is expected that even Owners who are just temporarily parking (even for day use only) will have an Owner's sticker that they can apply to a card and display in their window or on their trailer. Verner Nowak suggested that a place for the name and number of the Owner be added to the Guest Pass. It was agreed to give the process a trial period, and re-address as needed.
- 2. Dock Space- Andy reported there are currently 9 people on the waiting list. There is no change to this situation.

NEW BUSINESS

1. Patrick O'Neal expressed concern with the liability the Association may incur due to the increase in Short Term Rentals. He presented two ideas of a more extensive liability release that could be drafted for PBPOA. The owners of the STRs would have their guests sign something like these to release the Association of liability. Andy explained that we do have the owners sign a release that is not as extensive as Patrick presented. Discussion took place and it was decided to try to obtain each owner's rental agreement to further investigate what may be needed.
2. Board Election- The terms of the following positions are to expire this year: Vice President, Treasurer, and 2 At-Large positions. Of our current Board members whose terms are expiring 3 have stated they would like to serve another term. The exception is Bill Lee who has served as an At -Large member. The Nominating Committee recommended the three current members seeking to continue to serve be approved and nominated Darla Gray for the open At-Large position. A voice vote was taken and the recommendation of the Nominating Committee was accepted.
3. Andy reported the Board recommended a couple changes to the Rules and Regulations. These are: 1) to remove the specific dollar amount of dues so that the R and Rs will not have to be changed each time dues may change and 2) to remove any mention of Honorary Members, as Ken Hauldren has passed away and there are no others. A vote was taken and this passed unanimously.

OTHER BUSINESS:

1. Discussion took place concerning long term or near term projects of the Association that will need to be funded. Two main ones were identified: tree removal and maintenance of the parking lot. Ryland Revelle stated it would be a good policy to identify a plan to build up reserves to cover these and other projects that come up in the future. He volunteered to be on a committee to identify such a plan.
2. Verner Nowak showed a video of the PBPOA shoreline he shot using a drone. The video will be posted to the PBPOA website.

The meeting was adjourned at 12:15 pm.

Respectfully submitted,

Helen Brown, Secretary PBPOA