

May 3, 2025 Board Minutes

Board Meeting Members present were:

Mike Axon, Lee Rohrer, Steve Sobey and Laurie Anderson

There were 9 PBPOA members present

Meeting began with Financial & Budget Reports

- The financial report was reviewed, including expenses such as money market, CDS, picnic, insurance, office supplies, donations, keys, stickers, cemetery, internet, and legal expenses. See Attached Treasurer & Budget Reports
- The decision was made to increase the price of stickers and passes for the current year as follows:
Trailer Tags: 1-\$50, 2-\$80 and 3-\$110
Day Pass: 1-\$25, 2-\$40
- There was discussion about trailers in the boat lot that are not current on stickers. Lee will be going thru the parking lot and checking tags and contacting those who have expired tags.
- Discussion about Tree removal for dead and leaning trees between the road and the boat lot, with an estimated cost of \$10,000. Lee will be getting more quotes on this before any work is done.
- Discussion about the boat ram cove Buoy. Water depth measurement to be obtained for chain length, then Buoy and chain will be ordered and members will help in placing it in the cove.

Treasurer's Report and Budget were approved and seconded.

Regular Meeting Topics:

- Nominations and discussion for 2025 Board. Two current board members need to be contacted about their positions, as it is unknown if they want to continue on the board and some nominations were made for open positions.
- Discussion about the Annual Picnic, which is scheduled for June 28 at 11am at Winchester Park Pavilion. Helen volunteered to help set up. Scott will smoke the pork. Anyone else is welcome to come help set up, just contact Laurie.

There was no more regular business to discuss so we moved on to the Special Meeting regarding By-Laws and Rules and Regulations.

Special Meeting Topics:

- The association's charter and bylaw changes were reviewed, discussing membership requirements, privileges, and the inability to mandate membership or place liens on properties.
- The need to revise the charter to align with current practices and potentially avoid impending lawsuits was highlighted.
- A ten-year capital plan was proposed to start saving money for future resurfacing of the parking lot, estimated at \$100,000. Ryland volunteered to create a planned budget specifically for future resurfacing of the parking lot.
- The process of promulgating rules and regulations, including member involvement and board approval, was discussed.
- Rules regarding storage of vehicles, exotic and farm animals, and pet management within the subdivision were reviewed and some were proposed to be reinstated with softened wording.
- The proposed new By-laws and Rules and Regulations will be revised from the meeting discussion and will be printed and mailed via registered mail to all Pine Bluff Property owners by the middle of the month.

TREASURERS REPORT - MAY 3, 2025

CASH ON HAND		TOTAL
Checking	1146.22	
Savings	22.42	
Money Market	3166.94	
CD's	39,274.42	
		43,610.00

INCOME		TOTAL
Dues	10,421.19	
Sticker Passes	2225.00	
Earned Income	622.12	
		13,273.31

EXPENSES	Paid	Owed	Expenses for year
Picnic	249.72		
Insurance	815.00		
Office Supplies	68.00	600.00	
Electric	440.04	51	
Annual Report	20.49		
Donation	100.00	100	
Keys	480.12		
Sticker Pass	615.68		
Tree Removal	256.00		
Internet	380.19		
Attorney		2500	
Buoy		500	
TOTAL	3389.24	3791.00	7180.24

2025-26 BUDGET - PROPOSED

INCOME		TOTAL
Dues	11,400	
Sticker Passes	2615.00	
Earned Income	800.00	
		14,815.00

EXPENSES		TOTAL
Picnic	250.00	
Insurance	850.00	
Annual Report	21.00	
Internet	400.00	
Office Supplies	70.00	
Keys	500.00	
Sticker Passes	225.00	
Donation	100.00	
Tree Removal	10,000.00	
Dock Repair	500.00	
		13,566.00

* Proposed New Pries for Stickers/Passes

Boat Trailer - 1@ \$50, 2@ \$80, 3@ \$110

Day Pass - 1@ \$25, 2@ \$40