

PBPOA ANNUAL GENERAL MEETING JUNE 27,2020

Board Members in attendance: Don Bloomfield-President, Wayne Acklen-Vice President, Lee Rohrer-Treasurer, Helen Brown-Secretary, Bill Lee, and Larry Brewster.

33 members were in attendance representing 23 properties.

Don called the meeting to order at 11:08 AM.

Don welcomed new members in attendance, explained the Website address and password, reminded everyone to check to make sure we have their current email address as this is how most communication is distributed.

The minutes of the 2019 General Meeting were approved as submitted and as posted on the Website.

TREASURER'S REPORT

Lee gave the financial report. Cash in CDs amounts to \$27,764.94. 20 In the checking account is \$1314.99. 2019-2020 dues collection amounted to \$5220. Parking lot sticker fees brought in \$1280. Total income for 2019-2020 was \$6500. Expenses amounted to \$4045.50. The balance for the year therefore is \$2454.50. The carryover from 2018-2019 was \$3130.49.

Lee reported having taken in \$1440 in dues for this year, 2020-2021, prior to today's meeting. He has issued 23 parking stickers thus far for this new year. He anticipates collecting \$4700 in additional dues and issuing approximately 40 more parking stickers for \$800. The projected income for this year is \$7400. The projected expenses total \$4250.00, with an additional anticipated \$5130 needed to repair the dock.

2019-2020 Expenses:

- Electric \$496.92
- Mowing/cleanup \$785.00
- Tree Removal \$1850.00
- Insurance \$321.00
- Taxes/Fees \$104
- Keys and Stickers \$438.58
- Picnic/Meeting \$56.00

Larry explained that we will eventually need to repave the boat parking lot, which will cost approximately \$100,000. Don reminded all that just the resurfacing that was done 3 years ago cost \$10,000.

OLD BUSINESS

1. It was decided last year that owners of multiple developed lots are to pay dues for each developed lot. This has been incorporated into the By-laws. This item is closed.
2. New rules and procedures for short-term rentals (VRBOs) have been added to Article 3 of the PBPOA Rules and Regulations. This item is now closed.

NEW BUSINESS

1. Election of Officers: Andy Saul was nominated for President for the 2020-2022 term. Nathan Hill was nominated for the open At-Large position. A vote was taken and both these candidates were unanimously approved for their respective positions.
2. Don asked for volunteers for next year's Nominating Committee. Terry Brown, Darla Gray and Vickie Pedrick stepped forward to volunteer for this committee.
3. Major dock repair- Larry Brewster explained the problem with the community dock. The mechanism that allows the floating dock to go smoothly up and down according to the water level has become twisted and can no longer work correctly. The proposed solution from Life Time Docks includes an aluminum 20 foot walkway with handrails that will begin where the pier widens. This will attach to the existing floating dock. The estimated cost is \$5130.00. A motion was made and seconded and a vote was taken. This expense was unanimously approved.
4. Thinning out of distressed trees from around the boat parking lot: Don explained that he has asked for an estimate to have work done on this area. There are many leaning trees, or diseased trees that have the potential to fall. Unfortunately he has not received the estimate yet. The Association has had to pay annually for the last several years to clean up fallen trees. Discussion ensued. Although in the past members with chain saws have helped when needed, it is felt that this should be professionally done due to the potential danger as these trees are planted so close together. It was discussed and decided to wait on this estimate.

OTHER BUSINESS

1. Parking Lot Issue- Don opened discussion regarding the problems encountered this season with the boat parking lot. It was noted that there are no open spots available, that there are 14-18 unregistered items (those without a current PBPOA sticker), and several dilapidated items. Open discussion ensued. Suggestions that were offered included: a. realigning the spaces and make them a little more narrow to accommodate more trailers, b. align the spaces to allow parking at an angle which will allow more spots, c. number the parking spaces and assign them to members, d. try to double up

trailers if possible, e. remove (tow) items that do not have updated registration stickers. After lengthy discussion it was decided to try to avoid ever needing to tow items to remove them, to encourage the PBPOA members to remove all equipment that is not being used, to re-enforce that all items must be registered with a current sticker, to remind members that items stored must be owned by residents, to encourage owners to double up their trailers if possible (ex: a boat trailer and a PWC trailer in the same spot), and to realign the parking spaces this fall/winter to accommodate a few more spaces. Lee also reported that out of necessity he is limiting the number of stickers that a single lot owner may purchase to 3. He reported that last year he did sell more stickers than the number of spaces, partly because some people store items on a part time basis only. If these measures do not help, more radical measures may need to be implemented in the future.

2. Other discussion from members included encouraging residents to park all boats, trailers etc on the parking lot when space is available or within a garage, carport or driveway as per the Rules and Regulations.
3. Don opened discussion regarding the potential need to increase PBPOA revenue in the future with respect for planning that at some point the parking lot will need repaving. Ideas suggested included increasing the amount of dues, increasing the amount to store items on the parking lot, foregoing the reduced dues amount that members get by participating in one of the 2 Clean-Up days. Members agreed they would not want to pay more to store items if they were not guaranteed a spot was open.
4. Other discussion: Don reported that for the past two years we have needed to hire professionals to do one of the two annual Clean-Ups. This year it was done for the spring Clean-Up due to Covid 19. By having it professionally done larger items (such as a large tree trunk) were able to be removed, as well as keeping the debris from being just blown into the gutters along the boat ramp.
5. Keys- Members were reminded that although this year's keys do not say "Do Not Duplicate", no copies of the boat ramp keys are to be made.
6. Helen reported having attended Ken Hauldren's funeral and given a card to the family with a note to inform them that a dogwood tree will be planted in Ken and Jackay's memory in the neighborhood cemetery. Ross Cheek gave some history of the importance of Ken to the Pine Bluff neighborhood and to the Association. Ken had been a very active member of the Association and had volunteered many hours over many years to the benefit of the neighborhood. Ross suggested the Association donate to Ken's favorite charity, St. Jude's Research Hospital. A vote was taken and it was decided the Association will donate \$100 to this cause in his memory.
7. The new members present introduced themselves. Candice and Adam Lynn have two children and a small dog, Bella. Blake and Jennifer Orange have a son, Jaden. Lee Maddux and his son Jeffrey Maddux were there. Lee's other son Jim is also an owner. There are 4 grandchildren who have been seen

playing in the neighborhood. And Scott and Laurie Anderson will soon begin building on the lot where Larry Abel's house was.

The meeting was adjourned at 12:26pm. No picnic was held this year due to Covid 19.

Respectfully submitted,

Helen Brown, Secretary PBPOA