

# PINE BLUFF PROPERTY OWNERS ASSOCIATION BOARD MEETING - AUGUST 15, 2015

## IN ATTENDANCE

### Board Members:

Larry Brewster - President

Ray Koon - Vice President

Wayne Acklen - Treasurer

Diane Becker - Acting Secretary

Helen Brown

Don Curty

### Residents:

Bob Read, Lee Rohrer, Donna Wise, Ron Barnes, Dianna Benbow, Kevin Florey

Larry Brewster called the meeting to order at 9:00 AM. Minutes of the last meeting were read and approved. (Motion by Diane Becker, second by Ray.)

Larry then thanked all for attending and recommended everyone focus on the issues on the agenda, with respect to keeping an orderly, productive meeting.

## TREASURER'S REPORT

The report prepared by outgoing treasurer, Patrick O'Neal, was read by incoming treasurer Wayne Acklen. The report was approved. (Motion by Ray Koon, Second by Don Curty.) Wayne asked the date of the last audit. Larry and he will be confirming that with Patrick O'Neal.

## OLD BUSINESS

CEMETERY UPDATE - Larry Brewster reported that our attorney has advised us that we may be prohibited from re-opening the cemetery for new burials as it is a historic family cemetery. The attorney will further research this related to the Pine Bluff Cemetery. Cemetery discussion by the PBPOA Board will therefore be presently on hold.

SPEED LIMIT POSTING Lee Rohrer reported they have received 39 of 55 required signed petitions. He and other homeowners are now going door-to-door to get the additional signatures.

SECRETARY Secretary Walter McCord has resigned from the Board. Helen Brown was nominated to be the new secretary. Ray Koon made the formal nomination, Diane seconded and all approved. Helen will begin as secretary after this meeting.

OPEN BOARD POSITION Walter McCord's resignation leaves an open Board position. Lee Roher was nominated to the Board by Ray Koon. Don Curty seconded and it was approved.

BY-LAWS Larry made a motion to move the By-Law Revision back to the By-Law Committee for review and discussion with respect to feedback from Homeowners. The By-Law Committee members in place are: Larry Brewster, Lee Rohrer, Jim Strite and Don Curty. It was suggested an additional person be added to the committee since Jim Strite is currently out of town for an extended period. Current bylaws state the President and Vice President appoint committee members. Larry said he will identify and appoint a replacement to fill this committee position, with respect to all the hours and work already put into this issue by the By-Law Committee and wanting to move forward in a timely manner.

Larry said he would like to call for a meeting of the Board in November to further discuss the By-Law Revision work from the Committee. Lee made the motion and Diane seconded, and it was passed to move By-Law discussion back to Committee.

Wayne Acklen then stated he had received 30 years of PBPOA records from Patrick O'Neal which he has read through which may be of interest to the Committee and Board. None of the current Board had ever been aware of these records. Larry asked Wayne share this information with him.

#### MAIN ISSUES FROM HOMEOWNER FEEDBACK OF BY-LAWS:

Due to the wide range of responses and the limited time at the board meeting Larry summarized the main issues into several categories for discussion at the meeting with the intent for the committee to get into the details at a later time. Summary of feedback received from homeowners and discussion followed.

1-Cemetery Issues - On Hold for legal interpretation

2-Dock-Site Policy - Larry suggested the following direction for the committee

- a. Allow dock-site to remain with a property transfer to immediate family member;
- b. Establish a formal dock-site request procedure and official wait-list with time stamped priority;
- c. Establish a transfer process when a current homeowner wishes to sell their property to allow for wait listed owners to buy at fair market value the current dock structure within 30 days of notice of availability. If wait listed owners decline to purchase the structure then current dock owners could obtain a release from PBPOA to offer the dock site to the new homeowner. Many details would need to be worked out on this before it could be considered.

Wayne showed some old information he had found in the old records which may be potentially significant in moving forward on this issue. Larry requested a copy.

3-Authority of the HOA Board. Reading the homeowner's comments, the question has arisen as to the amount of 'power' or 'decision-making' authority the Board should have. Larry asked Board members their thoughts. Diane said she would like community issues defined and clarified, stated concisely and communicated. She does not think it is the roll of the Board to 'police' homeowners. Don said he would like to see increased participation by homeowners.

4-Enforcement- Community Rules and Responsibilities need to be defined along with Consequences/Penalties and enforcement when necessary.

5- Voting Process- In order to increase participation in voting and take into account how many homeowners do not live in the neighborhood it was suggested there needs to be a means to cast a vote without being present at the Annual Meeting/Picnic.

It was recommended by Wayne that the business meeting should be separate from the picnic to encourage more participation and more relaxed social gathering..

LOTS #27-31 LAKEFRONT DISCUSSION Larry reported new information from TVA which may allow homeowners of these lots to purchase the lakefront property from the PBPOA. Those homeowners will form a committee to research headed by Wayne Acklen. Helen Brown and Bob Read will serve on the committee and they will contact the 2 other homeowners of these lots and explore this issue.

PARKING LOT Lee Roher will research the cost of parking lot repaving.

NEW BUSINESS EMAIL LIST for neighborhood needs to be updated and maintained for improving communication.

FALL CLEAN-UP date: Saturday, December 5, 2015

Diane thanked Dan and Denise Pierre for their voluntary service in collecting neighborhood trash.

Larry moved to close the meeting at 10:53 AM. Lee seconded and the meeting was adjourned.

Respectfully submitted, Diane Becker, Acting Secretary 17 August, 2015