

PBPOA 18 May 2024 Board Meeting Minutes

Location—Lee Rohrer's residence 191 Ridgefield Circle, Winchester TN 37398

Time—1000

CALL TO ORDER/OPENING REMARKS-PRESIDENT

At 1001, the PBPOA President, Mr. Wayne Acklen called the meeting to order. Board members in attendance included the President, Wayne Acklen, Vice-President, Michael Axon (via telephone), Treasure-Lee Rohrer, Secretary-Michael Turok, At-Large Member #1-Steve Sobey, At-Large Member-#2 Darla Gray, and At-Large Member #3-Scott Anderson. The Secretary established that a quorum existed. Additionally, 6 Association members were in attendance representing 6 properties. Motion was made and seconded to waive reading of the minutes for the January 2024 PBPOA meeting, and following a voice vote, the minutes were approved. The minutes are available on the official Pine Bluff POA website-www.pinebluffpoa.com.

TREASURER'S REPORT

The Treasurer's Quarterly Treasury Report as of 18 May 2024 is attached to the meeting minutes. Following a brief discussion for clarification of expenses and interest rates, motion was made, seconded, and voted unanimously to accept the Treasurer's report. Discussion also occurred regarding membership which will be discussed below under old business.

OLD BUSINESS

- **Status of Attorney Deliverable**-Mr. Acklen indicated he has received the deliverable and will provide a copy to the board. Mr. Acklen indicated he will provide by 20 May 2024. Mr. Acklen has paid the attorney and will forward the bill to the treasurer. The board previously authorized the expense.
- **Bylaws change/Rules & Regulations Change process**-The board has reviewed the Bylaws and Rules/Regulations. An additional working group will be held to review changes prior to dissemination to Association members. The vote on the changes may be held at the Annual Meeting.
- **Tims Ford HOA Collaboration**- Mr. Acklen indicated that cooperative efforts are on hold pending outcome of relevant court cases in Tennessee.
- **Bluetooth Lock on Outlot A gate**-Mr. Sobey indicated that he was unable to make the lock work as intended. For the foreseeable future, manual locks will be used. Discussion occurred with regards to installation of a camera to monitor the gate. Motion was made, seconded, and approved to spend up to \$100 for camera/signage.
- **2024 Annual Meeting**- The Annual Meeting will be held Saturday 29 June 2024 at the Winchester City Park pavilion. Lunch will begin at 1100 with the meeting held at 1200.
- **Status of overdue memberships/clarification on membership**: There are currently 51 paid members of the Association. There are 85 lots in Pine Bluff. Some owners own more than one lot but only pay for one membership payment. Clarification was made that membership is required for any property which transferred ownership after 01 January 2016. The matter will be investigated further.
- **Late Fee Restructuring**-Late fees will remain at \$20.

- **Online payment service fees**-The system is up and in effect on www.pinebluffpoa.com.
- **Floating dock repair:** -Repairs to the floating dock were completed before the lake level increased. Association members contributing to the repair included Mr. Don Bloomfield, Mr. Terry Brown, and Mr. Dave Dunbar. The fixed pier will need some attention soon to replace a few marginal boards as well as the side boards.

NEW BUSINESS

- **Removal of vehicles/trailers without permits**-Unpermitted vehicles will be removed.
- **Dues/sticker increase**-Motion was made and seconded to increase the dues from \$150 to \$200. Dues were last increased in 2020. The motion was approved by a vote of 6 ayes and 1 nay. The board voted to keep the sticker/guest pass prices at the current level of \$25/stickers and \$50/guest pass. Discussion also occurred regarding the need for future assessments (i.e., creating a reserve). No action was taken at this time.
- **PBPOA stickers to allow member parking in Outlot A-** Discussion occurred regarding owner stickers (similar to hospital/university) to allow parking in the lot without a stickered trailer attached or guest pass. No action was taken.
- **Lien filing for unpaid dues**-The treasurer will review delinquent dues and in concert with the secretary, will send notification letters via registered mail advising delinquent association members that payment is required to avoid lien filing action.
- **Chain saw purchase**-The secretary proposed the Association purchase a chainsaw for use in tackling the unsightly downed trees surrounding Outlot A in lieu of spending thousands of dollars for tree removal. There was insufficient support for the proposal. Instead, there was a proposal for a "clean-up day" in the Fall.
- **Missing buoy**-For the safety of the ramp/floating dock area, the slow warning buoy, which requires TWRA approval, needs to be replaced as it was either stolen or lost due to a weather event. Estimated costs are around \$500. Motion was made, seconded, and approved by the board to replace it.
- **Fallen tree near floating dock**-The board was advised of a tree which had fallen over and is impeding access to the floating dock.
- **Closing fees-HOA transfer fee**-The secretary proposed a \$50 fee for a Association membership transfer fee. This fee was proposed to cover expenses associated with administratively transferring an active membership to an incoming property owner. This motion was not supported.
- **Lots adjacent to ramp**-There is Outlot A property owned by the association which fronts the 5 lots adjacent to the ramp. Disposal of this Outlot A property through either sale or lease could be an option. This topic will be explored as an option to generate funds for necessary capital improvements instead of potential assessments.
- **Nominations for President, Secretary, At-Large Member # 1**-Nominations for the open positions will be announced prior to the 29 June 2024 annual membership meeting. Nominations will be coordinated by Mr. O'Neal and Mrs. Anderson. Nominations from the floor will be accepted at the meeting.

- **Additional items**-Concern was expressed with regards to the float adjacent to the boat ramp. The float was driven to the location by adverse weather. Association members will haul away in the near future.

CLOSE MEETING

Motion was made, seconded, and unanimously agreed to close the meeting at 1140.

Respectfully Submitted:

Michael J. Turok (PBPOA Secretary)