

PBPOA Annual Meeting June 25, 2016

Board Members in attendance: Larry Brewster- President, Ray Koon -Vice President, Wayne Acklen- Treasurer, Helen Brown- Secretary, Don Curty, Diane Becker, Lee Rohrer Owners of 20 lots were in attendance.

Larry Brewster called the meeting to order at 9:12AM in Pavilion 1 at Winchester City Park. Minutes for the 2015 meeting could not be located.

Wayne Acklen reported on the financial status and update. Specifics are in the attached report submitted by Wayne.

OLD ITEMS

1. CEMETERY UPDATE- Larry reported that research into family owned cemeteries indicates that the family retains ownership rights to the cemetery and this is protected by law. The Phillips family is amenable to residents being buried there but residents should contact the family directly to obtain permission. PBPOA will no longer be approving cemetery lots and any monies previously collected to reserve a space will be refunded.
2. SPEED LIMIT POSTING- Lee Rohrer reported that enough signatures were collected to make a formal request to the county for approval of speed limit signs in the neighborhood. The request has been submitted. This will now go to the Road and Bridge Committee. The Sheriff's office will recommend the appropriate speed limit. It is anticipated this will be 25 mph.

NEW ITEMS

1. TREE REMOVAL- Larry reported on the need to thin out the pine trees located along the road in front of the parking lot. Ken Hauldren recommended clearing the entire lot. Larry reported the estimate given to remove 20 trees was \$2000 and it was decided clearing the entire lot was not financially feasible at this time. Motion was made to approve the Board's recommendation of \$2500 for this project. It was seconded and unanimously approved.
2. PARKING LOT RESEALING- Lee Rohrer reported repaving the parking lot would cost upwards of \$50, 000, Larry reported an estimate of \$8975 was obtained for a double coat of blacktop sealing. This would include painting stripes in the lot to better organize the spaces.. Larry reported it is felt that the best timing for this project may be directly after Labor Day, as all the trailers will need to be removed and this would allow the job to be completed before the leaves start to fall. The lot would probably need to be cleared out for approximately 2 weeks. The Board is looking at possible empty lots where trailers could be parked during this time. Driveways and homeowner lots could be utilized. Dale Stevens moved to accept the Board's

recommendation of approving up to \$10,000 for this project. Ken Hauldren seconded and it was approved unanimously.

3. BUDGET APPROVAL- Wayne submitted the proposed 2016-2017 budget for approval. We may spend approximately \$8,000 more this year than what is taken in and this will come out of reserves. The budget was approved unanimously.
4. NEW OFFICER SLATE-Esther Robinson headed the nominating committee. Larry reported for her. The slate of new officers:
Larry Brewster-President
Don Bloomfield-Vice President
Kevin Florey-Treasurer
Helen Brown-Secretary
Board Members: Lee Rohrer, Jeff Campbell, Wayne Acklen
Bob Chaney moved to accept this new slate and Dale Stevens seconded. It was approved by unanimous vote.
Larry thanked the out going members, Ray Koon and Diane Becker, for their service and with special thanks to Don Curty, for his 30 plus years of service to the Association.
5. PROPOSED NEW BYLAWS AND RULES AND REGULATIONS- Larry reviewed the process used to develop the new Bylaws and the separation of the Rules and Regulations. Ken Hauldren moved to accept these in entirety and Ellen O'Neal seconded the motion. A vote was taken. The new Bylaws and Rules and Regulations were approved. (There was one nay).
6. Other Items- Bob Reed brought up the subject of the light at the dock which is out. Discussion occurred regarding the difficulty in changing the light and that in the past vandals have shot the light out. It was decided to see if it would be possible to have the tree removal company use their bucket truck to change the light. If that did not work Tony Walker recommended trying to see if the electric company would help.

People were reminded to return at noon for the picnic and the meeting was adjourned at 10:15 AM.

Respectfully submitted,

Helen Brown, Secretary

June 27, 2016

