

BBPOA Board Meeting
June 17, 2009

Meeting called to order at 5:00 p.m.

Members present: Steve Warrick, Rick Johnson, Dorothy McAbee and Maylene Moore
Mike Wulf was absent from the meeting. Larry Moore attended regarding the annexation issue.

ANNEXATION: Much discussion evolved around the annexation issue. It was decided that due to the current absence of annexation activity that Dorothy would contact Jim Rummage and advise him that Bahia Bay will not be involved with the Citizens for Responsible Annexation Committee at this time. The Committee's main focus at present seems to be the creation of a Municipal Utility District (MUD) and we do not believe there is much interest in a MUD by our property owners. We plan to stay abreast of this, but want to see the economic impact it will have. Larry Moore was asked by our Board to attend the Aransas Pass workshop meeting on June 29 to hear first hand Aransas Pass' intention for any future annexation plans.

WATER TESTING:

Testing of water samples taken May 12, 2009 showed several locations with high enterococci levels but overall the testing results were within the surface water quality standards for contact recreation. Testing will be repeated before the July 4th holiday.

GRASS REMOVAL:

Armando has been contacted by Mike Wulf about removing the accumulated grass at the end of the Windjammer Canal. Dorothy McAbee spoke with Commissioner Chaney and will email a request to him about acquiring the county's help in disposing of the removed grass.

CANAL SIGNS:

Signs have been designed and secured from the Little Sign Shop in Fulton. A 24x36" sign will be posted at the intercoastal entry to the subdivision and four NO WAKE signs will be placed along the canals.

BULKHEAD COMMITTEE JOB DESCRIPTION:

The directors are reviewing a document that would be signed by the homeowner before any bulkhead work is done on their property.

DOCUMENTS FILED AT COURTHOUSE:

Maylene and Dorothy visited each Title Company in Rockport with contact information for our association. They also secured filed courthouse documents and are reviewing them in an effort to have a completed file on hand.

DELINQUENT DUES UPDATE:

Mike Wulf sent a report that indicated two homeowners are still delinquent on their homeowners dues

TRAILER PARKING VIOLATIONS:

One owner will be emailed that the Board made a decision that his trailer that is parked on his vacant lot is not in compliance with our covenant. Maylene will contact a lot owner on Lands End about putting “no parking” signs on his lot.

PACKETS FOR RENTERS:

Maylene and Dorothy will prepare a “Fridge Note” that can be posted in the houses that rent to inform renters about such items as : trailer parking, trash disposal, noise, exterior lights, wake in the canals, etc. Maylene will make the effort to identify the houses that rent.

NEW BUSINESS:

FLAGS: Additional replacement flags will be ordered for the entry.

VANGUARD ACCOUNT SIGNATURES: Mike will check with Michelle at Mike Arnold’s office regarding updating the signatures on the Vanguard account.

RESIGNATION OF PRESIDENT AND NOMINATIONS FOR REPLACEMENT:

Steve Warrick turned in his letter of resignation as president of the Association because of the sale of their home and moving to the Dallas area. Dorothy McAbee was elected President unanimously and suggestions were made for the vacated director’s position.

Meeting adjourned at 6:30 p.m.

Maylene Moore, Secretary