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BAHIA BAY PROPERTY OWNERS ASSOCIATION ANNUAL MEETING

SATURDAY, FEBRUARY 25, 2016

CALL TO ORDER – 1:00 pm

Tom Berkenkotter, interim President of Bahia Bay Board, called the meeting to order. We had no guest speakers this year. The Board stood and introduced themselves. The new homeowners stood and introduced themselves, followed by each homeowner's introduction.

Approval of Minutes of Annual Meeting February 20, 2106

Deedy Studer, Board Secretary, asked for a motion to accept the Minutes from last year as presented in the handout, and also on our website. Motion was made and seconded, and unanimously approved.

Treasurer's Report for 2016

Joellen Simmons, Treasurer, reviewed the approved 2016 budget along with the December 2016 end of year Financial Report, provided from our CPA. She clarified we posted the CPA December Financial on the website, as was requested in the annual meeting last year.

She reminded members, our budget consists of a total of \$115,128 through our annual dues of \$399 along with our Special Assessment of \$537 per lot. Of the total budget there is \$13,329 remaining at the end of the year according to the CPA report.

Joellen reviewed the type services where funds were remaining based on page 2 of the CPA report: She indicated, in our Operating budget, after transferring one third (\$14,268) over to the Bulkhead Special Assessment account, the budget remaining was \$34,809. A balance of \$3800 was in Utilities, \$5645 in Repairs and Maintenance, and \$5500 in Administration. Joellen indicated as of this date, several more bills would be paid/reconciled from 2016 and the new balance (approximately) will be \$8000, rather than \$13,329, to pay for the Annual meeting costs and some utilities.

In our Special Assessment budget account, (\$80,318) we spend \$82,267 for three bulkheads, caps and two emergency repairs at the entrance and at the canal gateway.

Our Vanguard account has \$40,908. The dues will remain \$399/lot for 2017, and the Assessment will remain \$537/lot.

President's Letter

Tom Berkenkotter reviewed the President's letter that was mailed out a month before this meeting. He also read a letter that describes our neighborhood community.

Bulkhead Committee

The Report was given by Roger Horan. The Bulkhead Committee repaired 3 bulkheads for a total cost of \$62,639, and 3 caps for a total cost of \$16,450. There were two emergency repairs needed and completed: Front entrance repair was \$4500 and Seawall at street entrance was \$1000. This was a grand total of \$85,309 spent for the year.

Bulkhead plans for 2017 include 2 bulkheads and 5 caps, for a total of \$73,439.

Roger introduced Bruce Spears, who is the neighborhood contractor for our Bulkhead and Cap repair. For any issues your bulkhead, notify Roger Horan or Ronnie Simmons.

Architectural Control Committee

The report was done by Chairman Norm Charlton. The year was started on a quiet note and ended the same. The property owners were diligent to request approval for projects and when a problem was identified, they quickly agreed to the necessary changes. The leading category for new construction was boat docks and lifts, and swimming pools. There were a few questions about boat covers, which are not addressed in our Covenants.

Landscaping

Mike Wulf gave the report, as there is no chair for this Committee. The plantings in front entrance look healthy on the north side, rough on the south side since our recent freeze. We are having difficulty finding volunteers to work on the flowerbeds, and will have to start paying for the work to be done. Our dues will have to be increased to cover the cost of yard care.

Neighborhood Watch

Joellen Simmons reported on our neighborhood activities. She sends out monthly notices per email. Call her for any safety or criminal activity at 512-413-5514. We had an issue with mail being taken out of mailboxes, but this was solved. A few thefts have occurred during the day, but residents placing cameras on their property have helped to deter problems.

Good Neighbor Guidelines

Joellen Simmons reported on the Guidelines list we give to all residents. These go over some Covenant and By-Law rules, and were previously known as Refrigerator

Notes for Renters. We live in Aransas County and the Sheriff is to called for any illegal activities.

Web Maintenance

Patsy Jorgensen is our Webmaster. She reminded all residents that the Website has all pertinent information and to check it for any updates.

NEW BUSINESS

Election of Officers

Tom Berkenkotter stated that he is an interim President, taking Lyndal Remmert's term since he has moved out of town. We are looking for a President, as Tom's term is up as Vice-President. Deedy Studer's term as Secretary is also up, but I have agreed to stay on for another term. The Board named Tom Mikulastik as a Director.

Operating Budget 2017

The written Operating Budget was proposed by Joellen Simmons, total expense being \$34,809. The motion was made and seconded to accept the budget as proposed. Annual dues will remain at \$399 and Special Assessment will remain at \$537.

Covenant rewrite

The Board has been working hard and is very close in posting the rewrite of the Covenants. We will meet next week to finalize changes to the Covenants.

NextDoor.com

Driscoll Otto gave a presentation on the neighborhood website of Next Door. It is only for this neighborhood and you have to be invited to join the site. Next Door is used for need of contractors, helpers, or sightings of news pertinent to this neighborhood. There is little personal information required, and you can have private web conversations also.

Power Outages

Diane Tarkington gave report on power outages, which have frequented our community. She stated that we need to call AEP each and every time that the power goes out. They cannot know about the problem unless it is reported. Check your electric bill, they all have a number posted to report problems to. The number may vary depending on your provider. AEP will install a recording voltmeter at no charge on private homes to capture the fault when flickering or outage occurs. You need to call AEP to request one.

If you want to make a formal complaint, the Texas Public Utilities Commission needs to be contacted at 888-782-8477. You will be given a claim# and the Commission has 48 hours to respond to your complaint. They are open from 9-4 weekdays.

Bahia Bay North and Bahia Bay II

Norm Charlton reported on these topics. He suggested that the Association talk about purchasing the Bahia Bay II property, located across from Lands End St. to prevent the building of rental cottages, storage units, or trailer parks. We cannot control usage of property unless we deed it to our neighborhood to follow our Covenants and By-Laws. This would put the property under Architectural Committee control. Bahia Bay North closely follows our Covenants and By-Laws, even though it is its own Association.

Social Issues

Deedy Studer reported that we buy cards and flowers and donations for residents who are ill or have passed. We take up a collection of monies at this meeting to keep the account funded.

Tom Berkenkotter then adjourned the meeting.

A new meeting was begun to discuss the amount for the Special Assessment. It was moved and seconded and approved 100% of members present, to continue the current rate of \$537/lot for bulkhead and cap repair. This is the amount from the 4-year plan for Bulkhead and Cap repair.

This meeting was adjourned at 3:35 pm.

Respectfully Submitted,

Deedy Studer

Secretary, Bahia Bay POA