

Unofficial Copy Until Approved at Annual Meeting 2015

Bahia Bay Property Owners Association Annual Meeting

Saturday, February 15, 2014

Call to Order – 3:00 p.m.

Lyndal Remmert called the meeting to order. He introduced the Board of Directors and the guest speakers, Sheriff Bill Mills, and County Commissioner Jack Cheney. There were 67 homeowners present and 5 proxies have been received by absent homeowners. Sheriff Mills brought brochures and magazines on home security, drug abuse and domestic violence. He talked on each subject. He discussed the thefts we have had in the neighborhood, and instructed homeowners to report thefts when they occur. The Sheriff's Department has recovered stolen property and cannot find the owners because the thefts had not been reported. Lights in the yards in the front and back will deter thefts in the area. Sheriff Department number is 361-729-2222. Sheriff Mills also instructed homeowners to call and notify the Department if you are going out of town, change of cleaning service, and any suspicious behavior. There is a video by the Houston Police Department online that teaches people what to do in a case of mass violence. They instruct people to run, hide, and fight as a last resort.

The next guest speaker was Aransas County Commissioner for the Navigation District, Jack Cheney for Precinct 1 and 1A. He reported that 10,000 people/day are moving to the state of Texas. There will be 35,000 new jobs on this side of Corpus Christi within the next 5-7 years, and are expected to last for the next 20 years. Over 7.5 million people will live in this area within the next 5-7 years. He reported that the Windstorm and flood insurance costs will change according to zones. Zone A includes all property lower than 15 feet elevation. The insurance costs will increase by no less than 40% for Windstorm coverage, and no less than 25% for Flood insurance. It is not known when this will go into effect. A concern of the state is having enough water for the large increase in residents. There is talk of building a desalinization plant in order to have unlimited amounts of water. The Port of Corpus Christi is the 2nd leader of coal transport in the country. Super Trains are being used for transportation and will take 600 trucks off the road with the use of one train. The attempt of Annexation by Aransas Pass was stopped largely due to the work of the Annexation Committee, which included Tom Berkenkotter. Rockport has tried to annex the subdivision also, but cannot annex open land, and there is a large area of open land from the city limits to the subdivision. There is no annexation attempts on the subdivision at this time.

Lyndal Remmert then had each homeowner introduce themselves and give their address and years of ownership.

Consider Approval of Minutes of Annual Meeting February 16, 2013

Lyndal Remmert asked for a motion to accept the minutes from last year as presented in the handout. Motion was made by Eva Williams and seconded by Ray Jorgensen to approve minutes. Minutes were approved as written. The motion was unanimously approved.

Treasurer's report for 2013

Jeanette Morris stated the total operating expenses were 43,779.74. This amount is \$3189.74 under budget. The yearly assessment was raised 10% by the Board, to \$363.00 this year, and continues to be divided between the operating expenses and the canal fund.

Cash – Operating	32,517.44
Cash – Canal Fund	17,072.93
Cash – Vanguard	40,730.36
TOTAL ASSETS	90,320.73

It was discussed that since the operating account has a surplus of \$32,000, the Board has decided to move \$20,000 to the Canal Fund. This motion was approved and seconded as read and printed.

President's Comments

Lyndal Remmert discussed the letter that was mailed to all Homeowners last month. 2013 was an active year with 13 new homeowners. During the year, major expenditures included repair of the front canal entrance from the intercoastal waterway, repair of bulkhead caps on two occupied lots, and a feasibility study for Rockport sewer hookups to Bahia Bay. A committee of homeowners offered a set of guidelines for renters and guests to follow regarding excessive boat wakes, adequate security lighting, canal trash, vehicle and trailer parking, excessive noise and animal waste. Although we have a low theft rate, outside security lights are suggested to deter this occurrence. Another item of interest was the seagrass problem. Bahia Bay North is across from Windjammer and some of the lots have been sold. They have to follow the covenants and by/laws of this division. The Architectural Committee had eight construction improvement projects. A major activity for 2014 will be to formulate a financial plan to address our remaining sinking bulkhead problem on ten additional lots and bulkhead cap repairs.

Bulkhead Committee

Report was given by Roger Horan, chairman of the Bulkhead Committee. Excessive repairs were done to the front entrance to the intercoastal waterway. Additional support piers along with deeper shore guard material were installed. Two different methods of bulkhead cap repair were accomplished. A total of \$26,425 was spent on repairs this year of 2013. A total of \$15,990 was deposited in the canal fund from the annual dues allotment (\$130/lot). Each 60 foot lot of bulkhead costs @\$17,000 to repair. The bulkhead cap is decorative only. Bruce Spears is a local man doing the canal repair work. It was discussed about getting a five year plan for increasing the annual assessment to take care of the \$285,000 cost for the 10 worst bulkheads to be repaired. The worst two have been repaired last year and two more are scheduled to be repaired the year. There are still six remaining that need to be repaired, and a plan needs to be discussed with the Board, the Bulkhead Committee and the Homeowners. A meeting will be set up and the Homeowners will be notified.

Architectural Control Committee

Norm Charlton gave report, as Chairman of the ACC. Eight properties were improved or repaired. There was one denial of approval of a storage shed. Residents were reminded to notify ACC for any improvements on the outside of the residence.

Landscape Committee

Mike Wulf gave report, as Chairman of the Landscape Committee. Numerous plants were replaced last spring and due to water restrictions, some will need to be replaced this spring also. Cut ants continue to be a problem. He asked for Residents to report tearing in the flag, burned out lights, or sprinkler issues to any Board member.

Sewer Survey

Report was given by Tom Berkenkotter. Urban Engineering was commissioned to perform a survey to determine the feasibility of converting our septic systems to a mainline sewer system. The cost to lay the sewer system was estimated at @1,730,999.82. This translated to a cost of \$14,425.00 per lot. This does not include the cost of linking up each individual home to the mainline or filling and closing the present septic systems. The costs will vary from household to household depending on the location and type of the existing septic system. No further action will be taken on this project until a meeting to discuss the feasibility of financing this project with the Homeowners of Bahia Bay is conducted. It was also reported that if the Homeowners approved hooking up to the city sewer system, that the subdivision would be more attractive to be annexed, by either Aransas Pass or Rockport. The cost of the sewer system is the main reason the subdivision was not annexed by Aransas Pass.

Budget Proposal for 2014

The annual assessment revenues come to \$44,649. Utility expenses proposed are \$3200. Repairs and Maintenance proposed expenses are \$32,350. Administrative expenses proposed are \$9099. Total operating expenses proposed are \$44,649.

The motion was approved and seconded for accepting the budget as proposed and approved unanimously.

Election of New Board Members

Tom Berkenkotter, Vice-President of the Board introduced the Nominees for the Board. The Nominees are Don Hennigan, Jr., to be a Director and complete the term of Julita Freed who left the Board recently. The Nominee for Treasurer is JoEllen Simmons, to replace Jeanette Morris, whose term is completed. The Nominee for President is Lyndal Remmert, who has been acting President after completing the term for Warren Michaels, who moved out of the subdivision before his term was completed. There were no Nominees from the Floor. A motion was made and seconded to approve all Nominees made, and approved unanimously.

Coalition of Aransas County Property Owners Association

Tom Berkenkotter and Julita Freed attended a meeting of the Coalition of Aransas County Property Owners Association. It is made up of canal subdivisions in the area. Problems with seagrass in canals, and theft by waterways were discussed. Security lights were proposed to decrease theft issues.

Website Maintenance

Dorothy McAbee has been taking care of our website, mailings, and the changes in the neighborhood Directory for 15 years. We applauded the years of service she has given the Association. The floor was asked if anyone had website or computer experience to take over this duty. We had no volunteers at this time, but some of the neighbors are considering taking up this task.

Bahia Bay North

This was discussed in the President's letter. The lots that have been sold closest to Hwy. 35 house plans were reviewed by the Board. The Builder plans on the homes being 1672 sq. feet, which is above the 1500 sq. foot minimum required in the Covenants. The Bahia Bay North subdivision must follow the Covenants and By/Laws of our subdivision. The Architectural Control Committee of Bahia Bay also has control over that neighborhood.

Bahia Bay Lunch Bunch

Eva Williams to make calls and plan lunch get togethers for the neighborhood women. Deedy Studer will continue to take care of Flower Fund, sending cards and flowers for sick and bereaved and the Welcoming Committee. Barbara Reed and Julita Freed volunteered to run the Ladies Meetings.

The meeting was adjourned at 5:05 p.m. by Lyndal Remmert.

Respectively submitted,

Recording Secretary

Deedy Studer