

**Unofficial Copy Until Approved at Annual Meeting 2012**

**February 19, 2011**

**Bahia Bay Property Owners Association Annual Meeting**

**Call to Order – 4:00 p.m.**

President B. J. Thomas called the meeting to order and introduced the Board to the 41 members present. 19 proxies had been received. Guests at the meeting included Jack Chaney, County Commissioner, and Bill Mills, County Sheriff. B. J. thanked Mike Wulf and Dorothy McAbee for their 3-year service on the Board.

Sheriff Mills spoke about the State's budget problems and how it would affect the sheriff's office and also the jail administration. He asked that we be vigilant to any unusual activity in our neighborhood and report anything suspicious. He also encouraged us to serve on jury duty when called.

Commissioner Jack Chaney pointed out many first place awards for our county. He included the master Gardeners, library, airport, transfer station and our district court. He spoke of a master drainage study and will speak to us soon about our specific drainage problems. With the sale of the naval base in Ingleside, he spoke about how the growth will affect our county.

Merlin Hartdegen, Navigation District member and Bahia Bay resident, spoke of the activities of his Board. He spoke of the improvements to the boat ramp and parking area at the Copano Bay bridge and also the lease rate increases at Cove Harbor bringing them more up to date to competitive standards.

**Consider Approval of Minutes of Annual Meeting February 13, 2010**

Maylene Moore asked for a motion to accept the minutes as presented in the handout. Roger Horan made the motion, seconded by Tom Berkenkotter, that the minutes be approved as presented. They were unanimously approved.

**Consider Approval of Treasurer's report for 2010**

Mike Wulf reviewed the ending balance for the 12 months ending December 31, 2010. The year ended with a balance of \$89,412.25 represented by operating cash balance of \$24,100.07; canal fund balance of \$24,623.93 and Vanguard fund amounting to \$40,688.25. The operating and canal funds were high mainly because some of the 2011 annual dues had been received prior to year end. Carol Wulf made a motion, seconded by Merlin Hartdegen to accept the Treasurer's report as presented. The motion carried unanimously.

**President's Comments**

B. J. Thomas reported that this year had been a pleasant one with a few exceptions since we had all bought in Bahia Bay to enjoy the area and what it has to offer. We are now a neighborhood represented by 36% permanent residents and 64% non-permanent residents. Renters have presented some problems this year that have required the Board's attention. He ended by saying that we all want to keep our property values up and have a nice subdivision.

### **Bulkhead Committee**

Ed McQueen reported that only absolutely essential projects were undertaken this year. The fence at the entrance was repaired. He did a visual inspection of the entire bulkhead system on low tide and reported there were caps that need cosmetic repair. If the low bulkheads on the Windjammer canal are addressed, serious cost will be incurred both by the Association and the affected homeowners. In summary, we are fine now, but our financial planning is seriously short when looking ahead several years. Mr. McQueen also spoke of the importance of gutters so that voids do not form behind our bulkheads.

### **Architectural Control Committee**

George Kelly and the Architectural Control Committee approved three applications this past year. This Committee monitored the installation of 3-fences, 1-boat lift, and an addition to a residence.

### **Water Quality Committee**

Gary McAbee reported that the canal water was tested in April, 2010 and again in May with all samples showing an acceptable level. Although the water in the Bahia Bay canals is tested, such tests do not guarantee that the water is always safe for swimming. Contamination can happen quickly especially after a heavy rain.

### **Landscape Committee**

The Landscape Committee will be planting new annuals and perennials on the front entrance berms this spring. Dorothy Sykes stated with our recent freezes that we would be looking for more cold hardy plants. The Committee continues to weed, do irrigation repairs, gopher and insect control, trash removal and fertilizing the grass and plantings. Mike Wulf asked that if you notice a sprinkler head shooting up water to please call him.

### **Website Committee**

Dorothy McAbee mentioned that Association Bylaws and Covenants, minutes of meetings, listing of officers and committee members and other news worthy information is available online at [www.bbpoa.com](http://www.bbpoa.com). She is now looking for more fun things for the site including pictures. Please email your photos to [djmcabee@att.net](mailto:djmcabee@att.net). If you have any changes to your contact information, please notify Dorothy.

### **Proposed Budget for 2011**

Mike Wulf presented the proposed operating budget for 2011 amounting to \$36,900. Roger Horan made a motion, seconded by Larry Moore that this proposed budget is accepted as presented. The motion carried unanimously.

### **Election of Directors**

The Board's nomination for director is Lyndal Remmert and Jeanette Morris for treasurer. There were no nominations from the floor. Lyndal and Jeanette were voted on unanimously.

### **Other Business**

B. J. Thomas mentioned that the dues for 2012 would probably increase by 10% per lot. Since some of the areas in our covenants need some clarification, a committee has been formed to look into some of the needed changes. Dorothy McAbee, Warren Michaels, and Merlin Hartdegen will work on this committee.

### **Social Issues**

Barbara and Larry Reed will be chairing this year's picnic at a time and date to be decided. Maylene Moore mentioned that the flower fund had a busy year and that funds were near extinction if anyone would like to contribute.

Meeting adjourned at 4:30 p.m.

Maylene Moore, Recording Secretary