

Unofficial Copy Until Approved at Annual Meeting 2013

February 4, 2012

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 38 owners present. It was established prior to the meeting that a quorum was represented. Guests at the meeting included Jack Chaney, County Commissioner, and Bill Mills, County Sheriff. Five new homeowners were present and introduced.

Commissioner Jack Chaney spoke about our successful effort to stop Aransas Pass' annexation effort of the three subdivisions including Bahia Bay, LaBuena Vida, and City by the Sea. He also spoke about ongoing paving projects and also drainage projects in the County. The Aransas Pathway program now has additional funding for proposed projects. He also reported that because of the proposed sale of the Navy base in Ingleside and the building of the pipe company in Gregory that it will help open up the job market and also boost the real estate market in our area. He is collecting ideas that could be sent to legislation for action from communities. It was suggested that possibly a solution to the sea grass problem and also ethanol in gasoline could be two possible suggestions that could be addressed.

Sheriff Bill Mills reported that there had been an increase in petty larceny in water communities, especially from boats. From monies received from the Stonegarden grant he hopes to buy new video cameras and recording equipment. He asked that we be vigilant to any unusual activity in our neighborhood. He stated to get as good a description as possible of any suspect and report them to the Sheriff's department. Identification of personal property items also is very important. If someone is a victim of theft and the property is recovered, the department has no way of returning it to the owner unless there is personal identification on the item.

Consider Approval of Minutes of Annual Meeting February 19, 2011

Maylene Moore asked for a motion to accept the minutes as presented in the handout. Willie Morris made the motion, seconded by Larry Moore, that the minutes be approved as presented. They were unanimously approved.

Treasurer's report for 2011

Jeanette Morris stated that all dues for 2011 had been collected. We were over budget by \$5,253.48. The main items that contributed to this overage were electricity, water, and sewer

but the largest item was sea grass removal from our canals. This was an exceptionally bad year for sea grass and the cost to remove it amounted to \$7,473.75. Our assets include:

Cash – Operating	\$ 16,642.54
Cash – Canal Fund	40,701.93
Vanguard Account	<u>40,703.91</u>
Total Assets	\$ 98,048.38

President’s Comments

B. J. Thomas reported that it had been a busy real estate year. We now have fourteen new homeowners in our neighborhood. He thanked those who served on the Citizens for Responsible Annexation committee. The BBPOA Board has worked with Commissioner Chaney on some problems and we are still awaiting some “Children at Play” signs and the lowering of the speed limit within the subdivision. We are looking for solutions along with our neighboring subdivisions to solve the sea grass problems that plague our neighborhoods. Also, we have worked with our residents to get more exterior lighting at night.

Water Quality Committee

In the absence of Gary McAbee his report was read. The canal water was tested for Fecal Coliforms and Enterococci in May, 2011, in five locations in our canals. The Fecal Coliform samples were within the standards for contact recreation. Samples from all areas in the canals indicated an elevated concentration of Enterococci. Samples tested were so high, it was suspected that an error was made in the collection or testing. The Enterococci was retested in June and the samples showed an acceptable level. Water quality will be tested in May before the swimming season begins and additional testing will be conducted if necessary.

Bulkhead Committee Report

Ed McQueen reported that the bulkheads and canals are in pretty good shape. He has been building up the canal funds the past three years so that major projects could be funded. The west end of the Windjammer canal has a problem of sinking bulkheads. He is in contact with an engineer and also local resident and contractor, Kyle Alston, to come up with a solution that is satisfactory with the affected homeowner and the Association. Some residents are having problems with silt fill-in under their docks. If 10 or more owners need this service, Smart Dock will work with owners to provide a reduced price to clear the silt from these areas. Broken caps with one rebar exposed are considered cosmetic but if 2 rebar are showing then it will necessitate repairs. Mr. McQueen indicated he will no longer serve as Chair of the Bulkhead Committee having served for three years.

Landscape

Chairperson, Dorothy Sykes was absent from the meeting. Her report was in the handout. The Committee has added color to the berms. The red yuccas that were planted in the rock areas should be showy this summer. Other color annuals will be planted and the committee will continue to maintain and weed these beds.

Architectural Control Committee

The ACC approved 9 applications for various improvements to structures and lots in 2011. The committee does appreciate a phone call advising of any planned work even if approval of such project is not necessary. If there is a question as to adherence to the Covenants and the request involves only a minor variation from the Covenants, the committee will consult with the Board of Directors. If further clarification is necessary, an attorney will be consulted before approval is granted.

Website Committee

Dorothy McAbee does an excellent job of keeping the website updated. The Bahia Bay Property Owners Association website is online at www.bbpoa.com. She is always looking for ideas or photos of anything of interest that show the essence of living in Bahia Bay to post on the site. When the website is updated a notification is sent to the BBPOA e-mail list. Please check the directory to ensure that your e-mail address is correct.

Annexation Committee

Larry Moore reported that in February, 2011 the City of Aransas Pass held public hearings to receive citizen comments on the proposed annexation of City by the Sea, LaBuena Vida and Bahia Bay. The Citizens for Responsible Annexation (CRA) members made several very effective presentations to the Council that reflected they could not deliver the same level of life support services we were now receiving. The CRA also argued that the cost of extending utilities and services would cost the city more than the income the new property taxes would generate. On March 7, 2011 the Aransas Pass City Council voted not to annex these three subdivisions. Larry commented that the economy played a big part in this decision to not annex. Larry Moore, Tom Berkenkotter, Jimmy Martens and David Tidholm will serve on this committee in the future.

New Business

Proposed Budget for 2012

Jeanette Morris presented the proposed budget for 2012 that reflected a \$30 assessment increase per lot from \$300 to \$330. The annual assessment of \$330 x 123 lots amounted to \$40,590. Adjustments were made to several line items to reflect a balanced budget. The

amounts budgeted for canal maintenance/water testing and utilities were increased . Mike Wulf made a motion, seconded by Tom Berkenkotter that the budget be approved as presented. It was approved unanimously.

Election of Director:

There is one vacancy on the Board. The Directors' nomination for Director is Warren Michaels. There were no other nominations from the floor and Warren Michaels was elected unanimously to serve as Director for a 3-year term.

Sea grass Committee:

A new committee has been formed to look for a solution to the sea grass problem. Serving on this committee will be Larry Reed, Brad King, Dan Schuler, and Jay Tarkington.

Bulkhead Committee:

Willie Morris and Roger Horan will now be serving on this committee.

Social Issues

Maylene Moore thanked Barbara Reed and her team for hosting the picnic this year. Because of the low turnout at this event in recent years, it has been suggested that we try a Women's Lunch Bunch for a change. Maylene will form a committee soon to see what direction we want this group to go.

The Flower Fund sent flowers to 6 of our residents last year as well as memorials were made in honor of three of our residents who had passed away in 2011.

The meeting adjourned at 5:30 p.m.

Maylene Moore, Recording Secretary