

BBPOA Board Meeting
April 29, 2009

Meeting called to order at 9:30 a.m.

Members present: Steve Warrick, Mike Wulf, Rick Johnson, Dorothy McAbee, Maylene Moore
Architectural Control Committee present: Merlin Hartdegen, Jana Corkill, George Kelly

ARCHITECTURAL CONTROL COMMITTEE:

The main purpose of the meeting was to meet with the Architectural Control Committee to better understand their responsibilities for maintaining high standards of architecture and construction as to enhance the aesthetic properties and structural soundness of the Subdivision.

Different areas of the covenant were discussed with regard to fencing, shrubs, boat and trailer parking, and exterior lights. Enforcing violations of the covenant were also discussed. It was decided that Dorothy would first send a letter with the violation highlighted from the covenant to property owner. If no response, a letter signed by the president will be sent. If still no response, further action will be taken as deemed necessary by the Board.. The Architectural Control Committee does not want to be the enforcer of these violations. Appointing block captains to report violations was also discussed.

Rick Johnson is sending the Directors copies of the covenants of the Cinnamon Shores subdivision to look at and possibly help clarify some the areas in our covenants.

ANNEXATION:

No one attended the Aransas Pass City Council meeting from Bahia Bay so no up date was available from the committee on the subject of expanding the CCN for Aransas Pass. A \$200 check from BBPOA was sent to the Citizens for Responsible Annexation for ads in the local papers which will point out to Aransas Pass voters the negative aspects of annexation.

WATER TESTING:

George Kelly will secure the water tester from Texas Parks and Wildlife the second week in May to conduct the water tests prior to Memorial Day. Additional water testing will be done in June and August prior to major swimming holidays.

GRASS REMOVAL:

Mike Wulf will contact Amado with Beloved Rivers about the grass removal from the canals.

CANAL SIGNS: Steve is still working on designing these signs.

BULKHEAD COMMITTEE:

Prior to our next meeting Steve Warrick will write a job description of the Bulkhead Committee. The Committee will be invited to an informal Board meeting so that the responsibilities and activities of this committee can be discussed.

SECURING DOCUMENTS ON FILE AT COURTHOUSE:

Maylene and Dorothy will contact the Title companies for the main purpose of informing them of our Directors' names and making sure that when a house is sold that we are contacted and can sign-off on the property. The title companies should also have copies of documents that have been filed at the courthouse.

DELINQUENT ACCOUNTS:

Mike Wulf reported that we still have 4 outstanding homeowners' dues.

LANDSCAPING COMMITTEE:

A big thanks to the Landscaping Committee for the beautiful improvements to our front entry.

PACKETS FOR RENTERS:

Discussion about the possibility of preparing a packet for the owners of rent houses. Included in this packet would be information about parking, garbage collection, outside lights, excess speed in the canals, and respect for neighbor's property.

The next Board meeting will be held when Steve has completed a description of the Bulkhead Committee duties.

Meeting adjourned at 12:20 p.m.

Maylene Moore, Secretary .