

Unofficial Copy Until Approved at Annual Meeting 2016

Bahia Bay Property Owners Association Annual Meeting

Saturday, February 21st, 2015

Call to Order - 2:00

Meeting was called to order by Tom Berkenkotter, Vice-President of Bahia Bay Board, due to the absence of Lyndal Remmert because of illness. He introduced the Board of Directors and the guest speaker, Sheriff Bill Mills. We had two other speakers scheduled who were unable to attend, County Commissioner Jack Cheney, and AEP Representative Jack (Smokey) Hayes.

Sheriff Mills brought handouts showing scams that are presently being used in our community. He discussed thefts in the neighborhood, and instructed homeowners to report when they occur. Most of the thefts are from boats with fishing equipment left in them or open garages. Yeti coolers are the #1 object stolen. Sheriff Mills stated that the Neighborhood Watch Program is a great program for the neighborhood. Signs that a Neighborhood Watch Program is present in the neighborhood are a deterrent for theft, and have decreased the number of thefts in neighborhoods that they are in place. Sheriff Mills also suggested that homeowners call and notify the Sheriff Department if you are going out of town, having a change of cleaning service, and any suspicious behavior. If you see suspicious behavior, copy down the license plate number to assist the officers. Also make your neighbors aware of the changes. Concealed carry laws are present in Texas and Open Carry law is currently in the State Legislature.

All new homeowners stood and introduced themselves, then the other residents introduces themselves.

Consider Approval of Minutes of Annual Meeting February 15, 2014

Tom Berkenkotter asked for a motion to accept the minutes from last year as presented in the handout. Motion was made by Norm Charlton and seconded by Dave Lacinski to approve minutes as written. The motion was unanimously approved.

Treasurer's Report for 2014

Joellen Simmons gave the Treasurer Report. She reviewed the approved 2014 budget of \$44,649, with clarification that we agreed to transfer an additional \$20,000 for a total of \$64,649.

As far as expenditures for 2014, she stated we spent \$70,741 and were under budget on utilities, over budget in repairs and maintenance, and over budget in administrative type services for a total over budget of \$6092. The variances were

due to additional expenses for bulkheads (transfer of funds), legal fees for proposed Covenant changes, insurance and an extra HOA meeting (rental of building, printing stamps, etc.) required for the approval of the special assessment fees for bulkhead repair. Our Covenants require we have a special meeting for consideration of special assessments. With adjustments for revenue income, we had \$4379 expenditures in excess over revenue.

The CPA financial end of year report for December 2014 was summarized and shared with Joellen stating that the report shows an overage of an additional \$20,000, but actually those are the funds we had approved for transfer. So instead of \$26,092 over budget, we are \$6092 over budget and \$4379 over revenue, respectively. Joellen shared we had \$38,992 in operating account, with \$4215 in bulkhead/canal account remaining at the end of the year. In addition she clarified that we have \$40,733 in a Vanguard special account for extreme emergencies such as a hurricane.

Joellen reviewed the 2015 proposed budget. This includes our dues of \$363 per lot and the new special assessment of \$537 for bulkhead repair, for a total of \$900 per lot. This gives us a total budget of \$110,700 for 2015, Motion was called to approve budget. Motion was moved by Eva Williams and seconded by Roger Horan. Budget for 2015 was approved by all present.

President's Letter

The Presidents Letter was mailed to each Homeowner in January, and was reviewed by Tom Berkenkotter. The Special Assessment meeting was held on November 9, 2014. A 4-year plan for bulkhead repair was introduced and approved by the 51% present, including proxies. The Assessment was raised to \$537/lot, with \$363 for Association fees will total \$900 per lot.

Joellen Simmons started a Neighborhood Watch Program. She gives monthly updates to Homeowners, as well as any activity as it happens to the Block Captains.

Bulkhead Committee

Roger Horan and Ronnie Simmons gave a report on the bulkhead repairs done in 2014. The water entrance to the canal was repaired. It was in poor condition, and should help with grass getting into the canal.

Bulkheads are prioritized from worst to best. If you have a bulkhead that needs to be assessed, please contact a committee member. New caps will be done in wood or a composite material. The bulkheads are an ongoing repair and expense. The 4-year plan was reviewed and discussed. It was asked if an engineer was consulted in the repair process, and Roger stated that one was. Larry Myers volunteered to assist with the bulkhead committee.

Architectural Control Committee

Norm Charlton is the Chair for the Committee. He stated that 14 projects were completed. A new home was built on Windjammer, as well as a home in Bahia Bay North. The Covenants of Bahia Bay North are similar to our Covenants, although the Board was told they would be more so. The Bahia Bay Board is the acting Architectural Committee for Bahia Bay North, so we will have control over new builds and repairs.

It was mentioned that the Committee measured one of the remodeled properties incorrectly and the new roof is less than 20' from the canal. Norm stated that he had measured wrong, and the mistake was not noticed until too late. A variance was written to excuse the mistake.

Landscaping Committee

Mike Wulf is Chair of the Landscaping Committee, but was unable to attend the meeting. Tom Berkenkotter reviewed the report. New cold and heat tolerant plants were planted, but due to water restrictions, they have had difficulty surviving. We continue to be under water restrictions.

The lighting on our entrance sign was refurbished, the sign was repainted, and the fence was repaired after being hit by a car. The sprinkler system was also repaired. Tom reported that Mike wanted to leave the Committee and asked for volunteers. Julita Freed offered to help with the Committee.

Sea Grass Committee

Tom Berkenkotter gave the report. The grass was removed several times last year. The contractor who repairs the bulkheads made a scoop on his crane to remove grass, which should decrease costs for 2015. After meeting with the Coalition of Canal Homeowners, none of the canal communities have completely solved this problem.

Neighborhood Watch Committee

Joellen Simmons gave the report on Neighborhood Watch, which she started this past year. She thanked all the block captains for their help. There have been a few thefts, some mailboxes damaged and mail stolen. Many boat trailers continue to be parked in the street, lights need to be in front and back of homes. Do not leave items in boats or on docks, and close your garage doors.

The Board is discussing stickers for cars and trailers, so we know who is an owner. Any thefts need to be reported to the Sheriff Department.

New Business:

Election of Director

The Board has a Director position open. Nominee is Don Hennigan, Jr. who filled in an existing position that was vacated a few months ago. A motion was made and seconded to nominate Don for the position of Director. Vote was taken and was unanimous.

Coalition of Aransas County POA

Tom Berkenkotter has discussed the problems that are addressed in our community with the communities of La Buena Vida and City by the Sea. All three communities agreed to meet to discuss possible solutions to the sea grass problems as well as trash removal on Highway 35. As a coalition, we will be able to address additional problems such as security in our area. Then we can establish a communication system to alert each community regarding suspicious characters, or when an incidence has occurred. Meeting dates will be posted on our web sites and all interested parties are invited to attend and participate.

Website

We have a new Webmaster, Patsy Jorgensen. She thanked Dorothy McAbee for setting up the website and all the record keeping that Dorothy had in place. Patsy has kept us on our toes keeping all the homeowner information current. Patsy encouraged all homeowners to visit the website for updates, Board meeting notes, and to send pictures taken in the neighborhood to put on the website.

Covenant/By-laws

We have recently had the Covenants rewritten and reviewed by a lawyer. The Board will be meeting to go over the Covenants and we hope to have a rewrite done this year.

Social Issues:

Flower Fund

Deedy Studer heads the Flower Fund. A basket was placed by the sign-in sheet for donations. This is used for cards and flowers for the ill and for deaths in the family. A donation was made to the Baptist Church family table in the name of Stan Kerpoe. Another donation was made to the Alzheimer's Association in the name of John Whitwell.

Deedy also heads the Welcoming Committee. She sends a directory, telephone book, local pamphlets of activities and restaurants, a welcome letter, and get contact information on new homeowners. Patsy Jorgensen and Joellen Simmons assist me in keeping up with any new additions to the neighborhood.

Coastal Bend Troop Support

Carla Reed gave a report on all she does for the troops abroad. Carla started this group 9 years ago, sending thousands of boxes of goodies for our soldiers. The boxes are filled with toiletries, snacks, candy, socks, stocking caps, pens and paper, and many filled stockings over the Christmas holidays. Volunteers meet twice a week to pack the boxes. All volunteers are welcome.

Adjournment

Tom Berkenkotter adjourned the meeting at 4:15 p.m.

Respectfully submitted,

Deedy Studer

Secretary BBPOA