

**MALLARD BAYE PROPERTY OWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING 2018**

Date: Saturday March 3, 2018

Time: 1:00PM

Place: 1234 Mallard Baye Rutledge, TN 37861

Roll Call: Sign-in sheet

Notice of Meeting: Duly Notified by mail

1. Call to order:
 - a. President, Jan Pagodin called the meeting to order at 1:13PM, introduced the board members and had the property owners attending introduce themselves.
2. Reading of the minutes:
 - a. Secretary, Bill Kaufman read the minutes of the 2017 annual membership meeting and a motion was made and seconded to accept the minutes as read. The motion was unanimously approved.
3. Officer and Committee Reports:
 - a. Treasurer, Sandy Fjerstad reported a year end balance of \$12,977.35 on December 31, 2017
 - b. President, Jan Pagodin expressed appreciation to Bill and Maureen O'Connor for hosting the neighborhood social last fall. She also recognized all those who helped with the removal of the damaged brick wall and installing the keep right sign at the rear of our neighborhood. She also thanked David and Nina Spratt for keeping the lawn mowed in our commons area and the extra attention they give our neighborhood to keep it looking nice.
 - c. Review Board Chairman, Rick Pagodin reported that two projects were approved in 2017. The pool House for Dustin Johnson and the wheel chair ramp at the front entrance of John and" Nancy Poskas home.
 - d. Welcome Committee Chairman, Ray Della reported that there were families visited by the welcome committee in 2016 even though the minutes did not reflect that. He also stated that two families were going to be visited in coming months as scheduling permitted.
4. Election for two board members
 - a. Nominations for the two open positions on the board were requested, Regina Clark and Bill Kaufman were nominated and unanimously approved to fill the positions for two years.
5. Unfinished Business:
 - a. Jan addressed The Bennett non compliance issue. Denise Gray stated that she may be subpoenaed to testified on Bennett's behalf. She said she spoke to council and was told to just be truthful and that is all that can be asked for.
 - b. Jan informed the members that Keith and Cristal Byrd have been given an extension to complete the exterior of their project till the May 31, 2018.
6. New Business:
 - a. Treasurer, Sandy Fjerstad went over the proposed 2018 budget and explained that no projects were planned because annual dues are the only source of income and we still have the pending legal issue.
 - b. Vice President Scott Vogeler brought up raising the annual membership fees to \$125.00 for homeowners and \$100.00 for lot owners for 2019 so there would be more working capital in the budget for maintenance projects that are in need of attention. The question was raised that the budget did not reflect the need to raise the dues. The board plans to prepare a more detailed report about budgets, actual income and expenses, and budgeting costs for major neighborhood projects and then present the findings to MBPOA members to discuss potential solutions for meeting future capital expenditures. No vote was taken on this issue.

- c. Bill and Maureen O'Connor have graciously offered to host the neighborhood social again this year. The date is yet to be determined.

7. Other Business:

- a. The organizational board of Directors meeting was scheduled to immediately follow the annual meeting so the various positions on the board could be filled.
- b. Member feedback was asked for and several good suggestions arose from it. Denise Gray stated that Sexton Tree Service would be a good contact if trimming the trees in the common areas was going to be pursued. Rick Pagodin stated that a savings had been achieved in the budget with the web site builder and domain name fees, and possibly we could find other areas for savings. Comments were made regarding the recent paving on our neighborhood streets and Jan stated that these are Grainger County roads and they are responsible for the paving, she also added that Frank Aguilar regularly attends county board meetings. It was also added that possibly the MBPOA could attend these meetings as a group and see if county board would address the street paving issue. The members also discussed ways to get more property owners involved in our neighborhood and dues that are needed to maintain it.
- c. There was discussion of the landscaping at the front entrance of Mallard Baye, a lot owner, Carlos Conerly who is also an arborist, stated that the Bradford pear trees have exceeded their life span and suggested that no money be spent on trying to maintain them. He suggested they be removed and other plantings be installed. He also volunteered to work with the board on the issue.

8. Adjournment: 2:30PM

Respectfully submitted,
Secretary, Bill Kaufman _____ Date: _____

President,
Jan Pagodin, _____ Date: _____

