

Meeting Agenda

Meeting was called to order at 10:35 am

Roll call/attendance – confirmation of quorum

m/m DeWitt lot 13, m/m Deam lot 12, K Lozano lot 10, Peg McDonald 33, Fred Staley lot 19, Bill and Karen Schwab lots 5 & 6, Jaqueline Mack lot 24, Darlene Stoll lot 17, and Ed Lengyel lot 11 joined late.

Call to order

President’s Report – Kristi Lozano

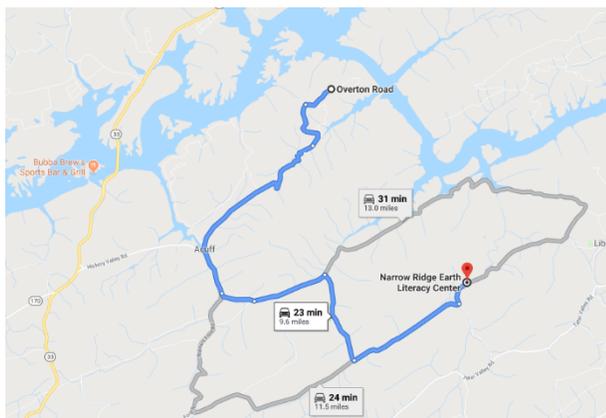
PROPERTY STATUS

Shorty said the rain has caused him to fall behind on mowing, but he’ll catch up as soon as he can. There have not been any cases of vandalism or trespassing. Near the bottom, the small walnut trees have become too big so he will need to pull them out with his tractor. He said our new neighbor living at the end of the road near lot one is Danny Stone. At our last meeting in October, we learned that a retired police officer was building a house near the end of the road too.

CITY WATER & SEWER INVESTIGATION

Talked to Tracy at Maynard Water about how we could get city water and sewer. We are not close enough yet and to get the water pumped up the hill would be costly and take a lot of pumping stations. She mentioned that the owner of Hickory Star Resort & Marina established a water tower for residences and the marina - Old Hickory Water Company LLC.

POINT of INTEREST for those visiting the area.



NARROW RIDGE EARTH LITERACY CENTER

The Center preserves over 500 acres and is 3 miles south of Bay Meadows, but 10 miles away driving.

It is a nonprofit established to study, teach, and demonstrate sustainability with facilities that have been off the grid since 1991.

Dedicated to providing experiential learning of Earth Literacy based on the cornerstones of spirituality, sustainability, and community. Offers music, yoga, and education . . .

<https://www.facebook.com/narrowridge/> or <https://narrowridge.org/>

1936 Liberty Hill Road, Washburn, TN, 37888

Tel. +1 (865) 497-2753

Director: Mitzi Wood-Von Mizener

Kristi proposed that owners may want to write to area congress to suggest expanding water and sewer services to promote growth and more tax revenues. Or to inquire further about water options that would help progress development of homes in our development as well as the surrounding areas.

Secretary's Report – Carolyn DeWitt

The Secretary manages updating and maintaining current contact information for the POA, takes minutes of all Board Meetings as well as the Annual Owners All-Hands Meetings.

Maintains the association website and manages all forms of communication.

WEBSITE and FACEBOOK

Baymeadows Property Owners always have access to minutes and other relevant information regarding our property because we have had a well-maintained website since 2008.

New website: <https://baymeadowspoa.com/>

Facebook: <https://www.facebook.com/Bay-Meadows-POA-1657259647929702/>

We recently went through a complete upgrade on the GoDaddy platform and reduced our annual costs for the site. We are now paid for hosting and publishing service through 4/24. We have upgraded the data and tools that will lead more potential owners to our site as well. Search Engine Optimization.

There is a new contact link so anyone who may be interested in knowing what lots are for sale can directly connect with the Board. We will send out an owners' message when we have someone who may be interested.

We also had a Facebook page developed in 2016—however, very few of you have connected. We will likely have the Facebook page removed as this is yet another resource that must be maintained if it is going to be out there. Doing double work for the website and the Facebook page does not make sense if this is not of value to our owners.

POSTCARDS:

At the October 2018 On SITE Owners Meeting – we voted to extend the cash incentive offer to stimulate getting some home building going at our community. We also voted to send out informative Postcards via USMAIL to the current address list on file with the Property Owners Association Secretary. This postcard showed a log home and other photos from our development. All details about the Cash Incentive and how to apply was on the back. Many of you communicated that you received it. If you did not, please send an email to me, Carolyn.dewitt@att.net and send me all your current contact info so I can verify it on our list. Any of you are welcome to do that at any time.

JACQUELINE MACK did not get hers. Carolyn will resend one to her.

CONTACT INFORMATION:

It is essential that you advise the secretary if you move, change email addresses, phone numbers or any of your contact information. YOU are responsible for your annual dues as well as any voting or

legal information that may arise. IF we do not have your current information this does not release you from your liability.

Peg McDonald suggested when we mail postcards, we could add a return address printed them "return mail requested." Carolyn has made note and if we do postcards in the future, we will add this so undeliverables can be returned. There is a cost as you must pre-pay return postage so we will weigh the cost.

Treasurer's Report – Deb Deam

We terminated our Agreement with Clark Simson Miller effective May 1, 2019. The representative they assigned to our account required constant follow-up and direction by the Board Members, therefore, the decision was made to terminate the agreement and bring the accounting function back in-house. They returned \$17,026.16 to Bay Meadows POA after termination fees of \$648 were deducted.

- 42 Lots of 43 have paid their 2019 POA dues; Lots #36 and #40 paid late penalties of \$50 each.
- A lien for \$1,700 was placed on Lot #18 in May 2019 for non-payment since 2018. This included the \$500 lien fee voted on in October 2018.

Bank of America Account Balance as of June 22, 2019: \$43,843.66

Deb noted that this money is in reserve for liability as well as incentive packages in case people claim them.

Income

- Total estimated income from annual dues: \$10,750
- Actual income: \$10,500
- Penalty fees received: \$100

Total Actual Income: \$10,600

Expenses:

- Lien Fee- Union County Registrar of Deed: \$17
- Fred (Shorty) Bailey 2x Bushhog & Mowing: \$3,500
- Liability Insurance paid to Travellers Insurance: \$853
- D&O Insurance paid to Scott Insurance: \$777
- Common Area Property Taxes to Union County: \$271
- Income Tax Preparation by Warren Jackson: \$222
- RV Reimbursement - Carolyn DeWitt Check #1155: \$500
- October 2018 Meeting Reimbursement - Carolyn DeWitt: \$282
- Kristi Lozano - Meeting Attendance Incentive: \$500
- October 2018 Meeting Reimbursement - Marla Noble: \$697.98
- Total CSM Fees, including termination: \$1,347.56

Total Expenses: \$8,967.54

Old Business

BUILDER INCENTIVE PACKAGE STATUS

For more than 6 years the voting owners of Baymeadows Development have urged the board to explore and offer measures to stimulate development/building of homes. Prudent measures of surveys, open door calls and emails as well as both on-site meetings

Meetings and all-owners conference calls have resulted in the understanding that:

- The value of all lots will improve as homes are erected on owned lots.
- Several owners have expressed interest in building but are reluctant to be “the first.”
- Some owners have said they believe additional insurance or other security measures might enable some to feel more comfortable building.
- Offering this money was first established in 2016 (4 packages of \$5,000 each to encourage building on multiple lots. 2016 Minutes available on website.
- This was modified in 2018 to two packages of \$10,000 each.
- The standing Covenants apply in terms of the minimum requirements of what kind of home can be built.
- Plans must be submitted to the board for compliance and proper permitting etc. must be obtained from Union County to proceed with lawful building. (just as in any other development)
- Ground must be broken by January 2020 with completion by December 2020.
- 50% of the \$ will be provided at ground-breaking and the balance paid upon certificate of completion by the Union County inspector.
- If you are interested in one of these \$10,000 packages, please register with any member of the board on a first come first get basis.
- Anyone improving the lots will benefit the entire community. Even if you are interested in selling your lot to another who may want to build upon it. The marketability of this beautiful development improves if we have people start building.
- FYI- just beyond our lot 1 line on Overton there are new owners and a retired police officer building a home to be completed in 2019.

New Business

- **Discuss suggestion to change By Laws so board can make decisions if they do not have a quorum.**
 - **Peg McDonald** asked that this be clarified only to be used in the unlikely event a quorum is not reached. (Since only 4 lots need to be represented for a quorum, and the three board members are required to be on site, it is unlikely a 4th would not show up.)
 - **Darlene Stoll** suggested we offer proxies. Proxies could be offered but it would only assist if people know for sure they cannot attend and want to vote a specific way on a subject matter. Motion is modified as such.
 - **Jaqueline Mack** requested that any known agenda items be shared in advance for those wanting to vote by proxy.
 - **Motion is modified: To modify By-Laws so that in the event there is not a quorum at an Annual Meeting business will not be delayed and the Board will be able to vote. Further, any known agenda items will be sent at least a week prior to the meeting, allowing those not able to attend an opportunity to vote by proxy.**

- **The motion passed as modified unanimously.**
- **Line Item Budget Reserve for Equipment repair for Mr. Shorty Bailey our Grounds Keeper. Motion put forward by Carolyn Dewitt is to hold \$2500 in reserve to be used by the Treasurer if the need arises.**
 - **Peg** had a question on if we should just give him a raise instead. Carolyn and Deb advised that a raise would not guarantee funds would be set aside and managed with the intent for future repairs. It was suggested that if a raise is also warranted this could be addressed with a different motion.
 - **Kristi** asked if we would get receipts for any emergency repairs. Deb affirmed that no emergency funds would be awarded without correlating receipts.
 - **Deb** mentioned that he is not a young man and we are trying to do what is best for us as the POA by making it easier for him to continue providing his services.
 - **Ed Lengyle** seconded the motion.
 - **The motion passed unanimously.**
- **PEG made a motion to increase payment for Shorty's bushhog/mowing services to \$2,000. Kristi said this should be capped at four times per year.**
 - **Jacqueline** seconded it.
 - **Ed** asked if we think this is enough.
 - **Deb** added that, in her opinion, a raise plus establishing the emergency fund was likely adequate at this time; and suggested that at our next meeting in October we should review it to see if we are adding many extra requests for which perhaps a separate amount should be paid for road work, or other needs.
 - **All supported this motion.**
- **Open discussion about how to engage owners to attend meetings, contribute to ideas to stimulate growth, and about more innovative ways to progress Bay Meadows.**

Discussion ensued regarding potential building. No one attending the meeting appeared to be considering building at this time.

 - Several people have their property for sale.
 - **Jaqueline** said my property is for sale. But the interested party withdrew interest due to the road condition of Bob Wright unimproved road. A lengthy discussion ensued indicating that the former Superintendent of Roads for Union County had to be hounded to get the road graded and filled. No requirement to pave until development is 20% developed. That would be 8 lots. Mr. Bailey has at times filled some of the deeper ruts and used a box grader to help level out steep drainage.
 - **Several comments came from this discussion:**
 - If someone has a potential buyer that will be looking at the lot, please notify the board if possible and we can see if Mr. Bailey can make it as drivable as possible. At least until the next big rains come.
 - **Breck DeWitt** suggested that we have the road inspected by an owner nearby, take some photos of the most undrivable areas and try to have it repaired. This would first be attempted through Mr. Bailey; and secondly, try to establish at least a yearly commitment from the County to grade and fill any deep ruts that may exist.

- **Darlene Stoll** said she cannot travel up the mountain and get back down due to a severe Vertigo condition. If someone can go with her and drive—she could meet up close by. This also applies for the next on-site meeting.
- **Kristi** will work with Carolyn to try to get a commitment from the Superintendent, once we have some photos and an assessment of the situation.

Deb said everyone has made an investment, so we all should all be responsible and protect our investment. Can someone else reach out to take the initiative to help us out with these local issues. Like contacting Mr. Perry, or another nearby owner to take the pictures and help inform the board? No one volunteered.

Jacqueline suggested that perhaps a series of emails leading up to the next onsite meeting would help to remind people and generate a bit more interest.

For me it is a monthly reminder when I pay for land. I'd love to be able to build on it. Get a developer who might want to build on it. Don't know zoning.

Kristi suggested countdown emails with pictures when getting closer to the Annual Meetings. Perhaps start the meeting with a social hour and then have the meeting?

Add to the Meeting Reminders possible hotels, go to the visitor's area website. Make it a vacation, things to do. **Jaqueline** volunteered time to help generate those emails with some of the local hotels. **Peg** also agreed to help gather information to make it easier for people to attend.

- **Drawing for \$500 Travel Stipend to come in-person to next POA Annual Meeting.**
 - **Jacqueline Mack -- Winner**

Attendees will select a number from 6-36 and a 6-dot dice will be thrown 5 times to come up with the number to get the closest to and if there's a tie, the dice will be thrown again to break it.

- **Set date for next Annual POA In-Person Meeting (2020)**
 - **Darlene** reminded us to avoid a UT home games like we did in 2018.
 - The board will look at September through October.
 - **Deb** also said we need to avoid the FL/ Vanderbilt game that takes place in Nashville again in 2020, for those who may fly into Nashville and drive over.
 - **Jim** seconded the motion.
 - **The motion passed unanimously.**

Adjourn. 12:02 PM