



**PROPERTY OWNER'S ASSOCIATION, INC.**  
640 Bay Tree Dr.  
Harrells, N.C. 28444

**Bay Tree Lakes Property Owner's Association  
Annual Meeting Minutes  
April 15, 2006**

The meeting was called to order by President Ed Stone at 10:15 a.m. Rev. Frances Daniels gave the invocation George Starke presented the minutes from the 2005 Annual Meeting. Report approved as read. Joe Flutka presented the Treasurer's report. Report approved as read. Question about total will be checked and corrected.

**Old Business:**

Ed Stone presented an overview of the projects completed by the POA Board since the last annual meeting. These include:

- Renovation of Clubhouse kitchen in October.
- Cabana porch and pier are having boards replaced for safety reasons.
- Fence around playground completed.
- Dry Hydrant project completed. 23 installed.
- Successful "Pig Pickin".

Fire Department – Bob Latham reported most calls received this past year were from outside Bay Tree. Included were brush fires, first responder calls, and accidents. Coordinated installation of dry hydrants in Bay Tree. Received National Firewise status. More members needed.

Bay Tree Lakes Woman's Association – Kay Geisen discussed meeting dates for the year, PotLuck dinner dates, and contributions to various charities as a result of their fundraising activities.

Bay Tree Men's Club – Roger Wright reviewed club objectives and activities. Members meet last Saturday of each month. Upcoming activities include Canal, and Lake cleanup (4/29/06), Canoe trip (5/27/06). Also working on an adopt-a-Highway cleanup program entrance to Bay Tree.

New Business:

Road Issues – Roger Wright and Joe Flutka discussed progress and associated problems with the Boards negotiations with Lake Creek. After lengthy discussion, Roger made the following motion:

The membership will authorize the Board to propose to Lake Creek that ownership of the roads be turned over to the POA immediately. The Board will be authorized to extend the deadline for conveyance up to a maximum of two years. The board will enlist legal help, and will be responsible for maintenance costs after conveyance. The Board will go back to Lake Creek to negotiate ownership and cost sharing. An amendment was offered to start putting aside a sum of money (\$12.00/month) to be used strictly as a fund to offset future paving costs. The amendment was seconded and approved by the membership with a vote of 216 for and 42 against. The original motion was seconded and approved by the membership with a vote of 152 for and 5 against.

The motion and amendment will be placed on our web page. Updates will be posted as negotiations progress.

Five-Year Plan – Ed Stone provided handouts and discussed the Boards proposed five-year plan. Since POA forecasted expenditures would be greater than our forecasted income, the Board recommended increasing the annual dues from \$20.00 to \$30.00 per month. A motion was made and seconded to raise the dues to this level. The motion was approved by the membership with a vote of 185 for and 42 against.

Additional Items – Byron Massey requested residents interested having Cable available to the community complete a non-binding survey. This will be used by Time Warner to determine if interest is high enough to justify making the service available to Bay Tree. Leon Kelly provided sign up sheets for the canal and roadside cleanups and input for “Residents Corner” on our web site.

New Elections – Nominations were received for the two Board positions up for election. Four nominations were received from the membership as follows: Betty Wegman, Charles Massey, John Shaw and Leon Kelly. The membership elected Charles Massey and John Shaw.

Clubhouse Rentals – Bob Latham expressed concern about the policy regarding clubhouse rentals. Bob made a motion to modify paragraph 9 of the policy to read as follows:

The clubhouse may not be rented for the purpose of having a commercial party. Also, the clubhouse may not be rented for the functions of fraternal organizations, charities, clubs, churches, or businesses even though the property owner may be a member of same.

The motion was seconded and approved by the membership with a vote of 157 for and 40 against.

Meeting adjourned at approximately 12:30 PM.

Respectfully submitted,

George Starke  
Secretary  
Bay Tree Lakes POA

Results of Vote for POA officers:

Charles Massey	- 127 votes
John Shaw	- 126 votes
Leon Kelly	- 112 votes
Betty Wegman	- 86 votes