

Bay Tree Lakes

Property Owners Association

Board Meeting Minutes

July 20, 2017

The monthly meeting of the Bay Tree Lakes (BTL) Property Owners Association (POA) Board of Directors (Board) was held in the Clubhouse on Thursday, July 20, 2017.

Four Board members were present: Charles Atkinson, Bob Latham, Junior Rideout, and Troy Votaw. Treasurer Billy McGavock was unable to attend. POA Clerk Tish Herrman, Property Manager Jim Crayton and Assistant Secretary Hank Howell were also in attendance. Property owners in attendance were Robert Gamble, Elizabeth Gamble, Mick Robeson, Maryellen Robeson, Brenda Barnes, Larry Barnes, Greg Ruark, Ginny Ruark, Phillip Warwick, Deborah Warwick, George Starke, Jeanne Dellinger, Richie Brady, Dawn Polk, Butch Conklin, Debbi Kettle and Diane Becker.

Mr. Atkinson called the meeting to order at 7:03 pm and welcomed all attendees. He then asked Bob Latham to provide the invocation.

Approval of Prior Meeting Minutes (June 15, 2017): A motion to approve the minutes of the June monthly meeting was made by Troy Votaw and seconded by Junior Rideout. Unanimous affirmative vote by those present. The minutes of the monthly meeting will be posted on the BTL POA website, www.baytreecommunity.com

Approval of Prior Month's Financial Report (June 2017): Billy McGavock presented the report for June via email prior to the meeting, It is attached herein as Exhibit B, and the financial summary is shown below. A motion to approve that report was made by Troy Votaw, seconded by Junior Rideout. Unanimous affirmative vote by those present.

Financials as of June 30, 2017:

BB&T Second Checking	\$ 48,811.96	(as of 6/30/17)
Southern Operations Checking	\$ 169,242.46	(as of 6/30/17)
Southern Checking	Closed Account	
Southern MM Savings	\$ 55,967.06	(as of 6/26/17)
TOTAL	\$ 274,021.48	
Loan Principal	\$ 636,649.21	(as of 6/30/17)

POA Clerk's Report (June 2017): The report was presented by Tish Herrmann, and is attached as Exhibit C. Motion to approve the report was made by Junior Rideout and seconded by Troy Votaw. Unanimous affirmative vote by those present.

Property Manager's Report (June/July): The report was presented by Jim Crayton and is attached herein as Exhibit D. Motion to approve the report was made by Troy Votaw and seconded by Bob Latham. Unanimous affirmative vote by those present. The report contained a summary of the actions involving the house fire at 596 N. Horsepen the previous night. Donations to assist the residents, Todd Karpinski and Tricia Switzer, should be coordinated through Maryellen Robeson. This was confirmed by Ms. Robeson later in the meeting.

Old Business:

- Foreclosures/Liens of Properties.** Mr. Latham reported no changes in the status of attorney-related issues. Mr. Atkinson asked Mr. Latham to ask of the attorney the status of the foreclosures on the Britt Estate.
- Drainage on South Horsepen.** Mr. Atkinson reported that he continues to work with Mr. Jones to get some action on the drainage issue. Our goal is to get this done so we can proceed with obtaining road ownership.
- Steve Jones Sr. Memorial.** Troy Votaw reported that he is waiting for some wording for the memorial from Steve Jones Jr.

July 4th Celebration Plans: Mr. Crayton reported that all events for the celebration on July 1st were successful and appeared to have the largest crowds ever. Larry and Brenda Barnes, organizers of the Youth Fishing Tournament, reported that 33 young people participated and received T-shirts courtesy of White Sand Realty. A more detailed report is attached herein as Exhibit E..

Policy for Back Dues at Un-Amalgamation: Mr. Atkinson proposed that this subject should be discussed first in an Executive Session, to be held following this meeting. (The major outcome of that discussion was that Troy Votaw will draft a policy for further consideration.)

Horsepen :Lake Level: Although there were reports that the level of Horsepen Lake is now below the level of the drainage pipe(s), meaning the lake no longer is being drained, there is still concern that the level is too low and will continue to be so unless steps are taken to raise the level of the drainage pipe(s). The discussion of possible steps naturally evolved to the question of funds to pay for those steps, most of which will be very expensive. Many voices were in favor of raising the money from the property owners, either with raised dues or a one-time assessment, or both. Mr. Atkinson agreed to research other POA's to determine their monthly dues and related benefits.

There being no further business, a motion to adjourn was made by Troy Votaw and seconded by Junior Rideout. The meeting was adjourned at 8:28 pm..

Respectfully Submitted,

Bob Latham, Secretary

Exhibit A

Bay Tree Lakes
Property Owners Association

Board of Directors Meeting Agenda

July 20, 2017

Call to Order and Welcome Members and Guests	Charles Atkinson
Invocation	Bob Latham
Approval of Prior Meeting Minutes (June 15, 2017)	Bob Latham
Approval of Prior Month's Financial Report (June 2017)	Billy McGavock
POA Clerk's Report (June 2017)	Tish Herrmann
Property Manager's Report (June/July)	Jim Crayton

Old Business:

1. Foreclosures/Liens of Properties	Bob Latham
2. Drainage on South Horsepen	Charles Atkinson
3. Steve Jones, Sr. Memorial	Troy Votaw
4. July 4 th Celebration Review	Jim Crayton
5. Policy for Back Dues at Un-Amalgamation	Tish Herrmann
6. Horsepen Lake Level	Charles Atkinson

New Business:

Other Business:

POA Member Comments:

- ~ Please note that POA members that would like to share comments must be recognized by the Presiding Officer.
- ~ Please note also that individual comments will be limited to three (3) minutes.

Exhibit B

Bay Tree Lakes Property Owners Association Profit and Loss – June 2017

	TOTAL
	(\$)
INCOME	
Dues Collected From Lot Separation	2,757.00
Non-Profit Income	
Debris Charge	100.00
Dues	6,506.00
Interest Paid by Members on Dues	45.82
Gate Access (cards, stickers)	760.00
Pool	20.00
Total Non-Profit Income	7,431.82
Services	1,866.36
Total INCOME	12,055.18
EXPENSES	
Cost of Labor	
Certified Pool Operator	430.00
Asst Pol Operator – JA	60.00
Clerk	600.00
Property Manager	1,000.00
Total Cost of Labor	2,090.00
Grounds	
General Landscape Work for POA	50.00
Total Grounds	50.00
Office Expenses	
Supplies	47.37
Telephone	372.20
Total Office Expenses	419.57
Repair & Maintenance	
Canals	60.00
Horsepen Lift	2,270.00
Pool	2,336.47
Total Repair & Maintenance	4,666.47
Uncategorized Expense	10,287.38
Utilities	
Electricity	1,181.16
Sewer	75.20
Water	90.22
Total Utilities	1,346.58
Total EXPENSES	18,860.00
NET OPERATING INCOME	-6,804.82
OTHER INCOME – Interest Earned	8.39
NET INCOME	-6,796.43

Exhibit C

Clerk's Report

From the Clerk

July 1, 2017

June 30, 2017	Outstanding Dues	\$26,643.35
June 30, 2017	Credit Balance	\$ 9,098.73

Billing July 1, 2017

454.5 Lots	\$ 81,810.00
Interest	\$ 794.24
Outstanding	\$ 26,643.35
Total Billed	\$109,247.59

Lots Reported Sold in June 2017

Buyer	Lot	Home	Seller
Redbird Land Co., LLC	48	Harrells, NC	Jackie Dixon
Redbird Land Co., LLC	151	Harrells, NC	Timothy Salzmman
Garrett Rasmussen	223	Godwin, NC	William & Margaret Johnson
William & Linda Hawks	259	Stuart, VA	James & Carol Wimmer

Lots 107 and 108 un-amalgamated April 2017, making Total Billable Lots = 456.5.
 Lots PHIV1 & PHIV2 amalgamated May 25, 2017 John & Virginia Rogers
 Lots 210 & 211 amalgamated May 23, 2017 Lesley Davis

Total Billable Lots 454.5

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Exhibit D

Property Mgr. Report June/July 2017

1. Cards and stickers-see last page
2. Had PM done on exercise facility. Technician recommended replacing two foam pads on one of the machines. Cost was prohibitive. I will try to find parts elsewhere. Also, the oldest treadmill has reached the end of its useful life and it will be disposed of for safety reasons. (It was NOT a commercial grade machine) Since the PM visit, a problem has developed with one of the other treadmills. After talking with the technician, I have ordered the part needed and will install it myself to save the service fee
3. Had quarterly pest treatment done on common properties by State Pest They are also coming back tomorrow to re-do our fire ant treatment.
4. Worked on pool gate and got it fixed again. After trying several different pairs of wires over several days, we found a pair that works. So far, so good. Thanks to Phillip Warwick for his assistance.
5. Replaced fence posts and rails at Horsepen lift. I am also working with our landscaper to remove the remaining bushes and seedlings at the Horsepen Lift.
6. Fire inspections were done this week on pool and cabana properties. Everything was A OK.
7. The card reader at the main gate stopped working Saturday. I called Monday and the technician came a few hours later. He replaced the card reader and its power supply. He also replaced the backer board in the resident gate that has not been closing properly. No problems reported since then. Since we have been having so much trouble with the gates, I also requested a quote on replacing the three gates with new hardware.
8. We have been having a problem with gate codes being abused and I have cancelled several. I am in the process of purging the system of as many as I can. We might want to revisit the policy.
9. Fourth of July activities went very well. We had good participation in the fishing event and what I think was our largest crowd for the fireworks show. Thanks to all who played a part.
10. The "Dive in Movies" on Friday nights seem to be going very well also.
11. Finally, as you are aware we had a serious house fire last night at 596 N. Horsepen-Todd Karpinski. The first in Bay Tree Lakes since the establishment of the department. Alarm came in at 6:09 PM. House was fully involved on arrival and was ultimately a total loss. Response: 6 Fire Departments plus EMS. 44 total personnel and 13 apparatus. The Bay Tree VFD stayed on scene until about 1:00 AM trying to extinguish hot spots. Recalled at 5:55 AM due to a rekindle and the department has been back several times during the day today to cool it down. The house will likely smolder for another day or two. A great effort was made to keep the fire from spreading to the house next door which was also a log cabin. Cause has not been determined at this time.

Device #	Type	Owner
1521	Pass	Danny Lennon
31742	Card	“
31743	Card	Garrett Rassmussen
1522	Pass	“
1523	Pass	Joey Gebbia
1525	Pass	C. Atkinson
1524	Pass	“
1526	Pass	L. Williams
1527	Pass	K. Talbert
31744	Card	S. Lanier
1529	Pass	H. Heath
1556	Pass	H. Heath
31745	Card	C. Rogers
1546	Pass	“
1555	Pass	C. Kight
1554	Pass	W. Warren
31746	Card	“
1553	Pass	K. Hamilton
31747	Card	“
1552	Pass	C. David-Irby

Exhibit E

BAY TREE LAKES YOUTH FISHING TOURNAMENT

JULY 1, 2017

MINNOWS AGES 4-7 14 Participants

		Trophy Winners		Rod and Reel Winners
MOST FISH CAUGHT	5	Collins Stone	Age 5	Roman Bell
BIGGEST FISH CAUGHT	6.6 inches	Collins Stone	Age 5	

BRIM AGES 8-11 14 Participants

		Trophy Winners		Rod and Reel Winners
MOST FISH CAUGHT	14	Lawson Massey	Age 10	Lawson Massey
BIGGEST FISH CAUGHT	12.4 inches	Courtney Butts	Age 9	

BASS AGES 12-15 5 Participants

		Trophy Winners		Rod and Reel Winners
MOST FISH CAUGHT	2	Alana Wilson	Age 13	Gracie Everhart
BIGGEST FISH CAUGHT	10 inches	Alana Wilson	Age 13	

TOTAL PARTICIPATING 33

TOTAL FISH CAUGHT MINNOWS 6

TOTAL FISH CAUGHT BRIM 62

TOTAL FISH CAUGHT BASS 7

TOTAL.....75 All fish released in good shape.

Special Thanks to the following volunteers who served as Judges, Recorders, Safety Officers, Bait cutters, taking fish off hooks, rod and reel repairs. Thanks also to the parents for their support.

MINNOWS– Junior Rideout, Mikey Smith, Janet Allen, Ricky Price, Lynn Walko.

BRIM- Jim Smith, Linda Hood, Nancy Brock, Byron Massey

BASS- L. D. Brock, Susan Festa, Hank Howell

Thank You again this year Ricky Price-White Sands Realty Co. for donating the nice monogram Tee Shirts. Three years in a row.

Thanks to Jim Crayton for spraying for fire ants, cutting grass around the fishing holes and making pictures for us this year.

Bladen Office Supply gave us discount on trophies.

Larry and Brenda Barnes furnished name tags, ribbons for the award buttons and the mosquito repellent bracelets for each participant.

Total expense this year: \$179.55 This included 6 trophies, 3 rods and reels for drawings, snacks, 70 bottles of water, fishing worms, and awards buttons for each participants.

PARTICIPANTS:

MINNOWS FISHING: Clan Bell, Ronan Bell, Cara Bonchick, Ella Bonchick, Lucy Bonchick, Ella Butts, Owen Chestnut, Makayla Johnson, Delaney Massey, Linley Massey, Zeb Price, Grayson Scott, Collins Stone, Maelyn Taylor

BRIM FISHING: Alexis Baker, Courtney Butts, Brice Clinton, Bryce Faircloth, Lawson Massey, Reagon Massey, Tanner Massey, Caleb Scruggins, Kylie Stone, Leelee Votaw, Scarlet Votaw, Aaron Wilson, Andrew Wilson, Gabriel Wilson.

BASS FISHING: Miles Clinton, Gracie Everhart, Riley Smith, Alana Wilson, Ashtin Wright.

THANK YOU - Larry and Brenda Barnes