

Bay Ridge Community Club Minutes from June 29, 2022

The annual general meeting was called to order at 7:10 PM. It was deemed to be a valid meeting with enough people in attendance, as well as proxies, totalling 43, to constitute a quorum and continue with the meeting and to vote for the Board of Officers at the end of the meeting.

Introductions of the Board and members were then carried out and the meeting continued as below.

President Tim Springsted commented that this meeting appears to be our best turn out at a meeting that he could remember. He was proud of the sense of community that this new Board has created and noted that the present Board is the most open minded Board he can remember. The current Board has a renewed focus on making our community better.

The Proposed Budget was passed out for all to look over and discussion of the Budget will begin after we first turn to minutes from the last year.

Thus the first order of business was to accept the last year's minutes for the last General Annual Meeting, which was on July 29, 2021 as well as the Special Meeting which was last March 30, 2022 . There was no annual meeting in 2020 due to COVID. After reviewing the last minutes, a motion was proposed by Judy Jones to accept the minutes and the proposal was seconded by Tess O'Flaherty. After a vote, it was a majority decision to accept the minutes as presented. One member, Dave Hamilton, opposed due to the minutes not being read out loud. I explained that is not a requirement stated in our Bylaws; nor Robert Rules. While it has been our custom, it does not appear to be a requirement.

Next, the Proposed Budget for 2022-2023 was discussed. The main expenses discussed were the Stormwater Project currently in process as well as the Road Work Project planned for this summer. Also, the discrepancy in the amount of dues to be collected, compared to previous budget was noted. Judy explained that because of COVID, the "voided grace period for dues in 2020", which is just now getting caught up, as well as the number of absent, many Canadian, owners, who were not able to travel here, and some that moved that were hard to contact, etc., dues were, yes, much less, but will be caught up soon.

Statement errors were discussed as well. Most mistakes are for unaccounted for Proxys as well as the "COVID grace period", which was not universally noted for all statements. Judy asked everyone to contact her directly if they have errors and she will work to get them corrected.

A Motion was made and Seconded in Favor of Accepting the Proposed Budget.

The budget for 2022/23 was unanimously approved.

Next, Old business, was reviewed; primarily an update on the Stormwater Repairs being done. Tim Springsted, President, as well as Ken Jameson, Vice President, provided updates on the work being done. In summary, the Board is extremely pleased with the work being done by BAI. Also, Tim expressed how happy he is that we are the first ones to have joined the County's Pilot Program for Stormwater Improvement as it has put us in an excellent position for County support to help us fix many of our issues, especially getting the County to install the much needed Culvert at our entrance off of Birch Point Road. It's taken a very long time for the County to acknowledge the need for this Culvert, as well as the fact that it was not done as it should have been when the Community was first developed.

The fence around the tennis court was discussed. Consensus seemed to be that neighbors were interested in getting the area to look better and perhaps turn into something that would be useable. The many

possibilities, associated with the stormwater work being done, were discussed. One main idea that might result from using some of the debris being cleaned out of our storm drains and used as a base for a needed access road from the Pond area to the tennis courts was discussed. That might be a major improvement that will help make this area more useable.

Tim gave an update regarding the property above our community, up off of Selder, which is now for sale. We were finally able to make contact because it is for sale, but the Seller and Agent were not interested in providing any assistance regarding the massive amounts of water that is entering our community from their property that is not being handled by their own stormwater system well. But we have notified the Seller, through the Agent, of our needs for them to improve the situation and we plan to make this known to a buyer when one becomes evident.

Discussion returned to our Stormwater Repairs being done by BAI. Tim commented on the very detailed Report we were provided by the County to us, as we entered their Pilot Program. He said we are complying with getting the documented needed repairs done, so that the County will, in turn, cooperate with us and help us as we go through this process with Culvert work. The County has said, as well, that they will be paying for any needed permits along the way in the process, for work that they approve as needed. Tim stressed that we finally have the County understanding our situation, which is huge. He also said that if anyone would like a copy of this Report; just ask. It's long and very detailed.

Lots of discussion continued on the area and it being a wetlands area and how this may or may not have changed over the years.

Discussion moved on to the Road Work to be completed soon by Huizenga. Brief discussion came up re: speed bumps and could they be better. It was ultimately decided they work as they are supposed to and we'll be left as is. This opened up discussion re: why are we using the Road Fund money for Stormwater Repair without that being approved. Tim went into a lengthy description of how our Stormwater System, and it's needed repair and future maintenance, is directly related to our Roads and vice versa. It is merely an error that the Road Fund is improperly titled and does not include mention of the Stormwater System. The result of this was that Charlie Schmidling motioned to change the name of the Road Fund to Road & Stormwater Repair & Maintenance Fund. This was Seconded by Tess O'Flaherty and passed. This Title Change is to be made to future Budgets.

Question was asked re: Agenda Item No. 7; dot 4, titled "Efforts towards Property Improvement". Tim explained that this is regarding Individual Homeowner care of their property, specifically Trash, Cars, Out Buildings, Yard and Property care. He emphasized, we all need to take care of our property, as we all care about the general care of our neighborhoods. Conversation proceeded to questions about specific properties that appear to be not being cared for. Judy stated that she tries to stop by houses that seem to need care, but doesn't always make contact with owners. Patty added that we have a Resource Sheet with Garden and Yard care providers that have been verified as available to work in our neighborhood, should anyone need help. Discussion then moved on to the now abandoned property on Sea Breeze Court. It was explained that this property is now owned by a Holding Company with a Las Vegas address. The HOA will try to make contact so that clean up can happen.

Next, we moved on to Officer Elections. Tim Springsted, President, announced that he will be moving out of state soon and, therefore, is resigning his Presidency. He recommends Ken Jameson as his replacement as Ken has proved to be a valuable Vice President. He asked for a Nomination for Ken Jameson for President, which was received. He then asked for vote on this, but this was interrupted by a second nomination made for Jamie Owens for President. Confusion ensued as this situation evidently hadn't happened in anyone's memory.

Dave Hamilton objected saying the propose hand vote was in violation of some CC&R rule. Secretary Patty could find no such rule in CC&Rs or Bylaws. Absent any specific Rule info, a Motion was made by Charlie Schmidling and Seconded by Tess O'Flaherty, to proceed, for this Election Only, with President Tim's decision to have a secret ballot, rather than a hand vote, election for the Office of President, voting between the two nominated candidates. Tim stated that Proxies will not be counted; unless a tie results. Owners made their secret vote on pieces of paper, submitted to Board Members who gathered all the votes. Votes were counted in secluded area by President Tim and Owner Shirley Peters. Final Vote: Jameson: 22; Owens: 7.

It was announced that our At-Large Member, Linda Pert, would not be able to continue. Tyler Sobkowich was nominated to replace Linda's position. Seconded.

Board elections were successfully completed, with the new Board member for the upcoming 2021/22 year as follows:

President: Ken Jameson; Vice President: Jamie Owens; Secretary: Patty Jameson; Treasurer: Judy Jones; Member At Large: Tamora Galt; Member At Large: Tyler Sobkowich.

Motion to Adjourn the Meeting made and Seconded at 9:10 PM.

Respectively Submitted.