

## Bay Ridge Community Club Board Member Meeting Minutes from April 29, 2022

A Board Member meeting was called to order at 5:20 PM. The following Board members were in attendance:

Vice President: Ken Jameson  
Secretary: Patty Jameson  
Treasurer: Judy Jones  
Member At Large: Tamora Galt

The purpose of this Board Member Meeting was to review and vote our Road Work and Stormwater System Repair Bids.

We reviewed and discussed the 3 Road Work Bids from Kamps, Urban Hardscapes, and Huizenga Enterprises. Unanimous decision to go with Huizenga.

We next reviewed and discussed the 2 Stormwater Repair Bids from WRS and BAI. Unanimous decision to go with BAI.

The majority of the discussion was on the Stormwater Repairs needed and things we need to follow-up with BAI on, as follows:

1. We will need a projected Maintenance budget from BAI to add to next year's projected expenses.
2. We need to confirm how long all this work will take.
3. Discussion about a particular house on Beach Lamar was discussed as it is believed there is a crushed culvert pipe in a culvert that might need repair. Judy Jones, Treasurer, said she would gather up this location and any other info to share with BAI.
4. We need to consult with Kristen Reid, HOA attorney, regarding who is responsible for maintaining and repairing culverts that were installed by Homeowners. Also, one repair requires a tree removal and since it's on someone's property, we aren't clear if we are allowed to remove it. Kristen Reid will be consulted on these issues.
5. Discussion of potentially turning the old tennis courts, once the field is cleared, and if a road into the field is built, into an RV storage area; that we could potentially charge for and earn revenue. This was tabled for another time after all the work is done, but concerns were voiced on liability this would bring and how we would manage all that would come with operating such a lot.

Next we discussed our upcoming Annual Meeting. Judy Jones, Treasurer, described what things she is working with the accountants to prepare for the meeting; then she will connect with Ken Jameson, VP, mid-May, to get the budget projections done.

BBQ was discussed and since we won't know how much food to get; we'll guesstimate and whatever is left, we'll all split up what's left and take it home.

The BBQ will happen first. It was agreed that if any one tries to leave after dinner and before the meeting starts, will be asked to submit their Proxy before leaving.

Discussion about updating our Proxy to include the "on a continuing basis" choice that was on the Proxy recently used for our document update voting. It could be a way to gather up permanent proxies over time; making voting easier. These can always be changed by owners when they want to change them. It was agreed this seemed like a good idea and hoped to get those changed in time for our Annual Meeting.

The topic of offering Board members travel reimbursement was discussed. Everyone unanimously agreed that seemed like a fair idea, especially in view of current gas prices. Board members discussed needing to travel, a lot lately with our document review process, to get copies made and make meeting place reservations, etc. Reimbursement would be a minimal expenditure, but helpful to board members. It was suggested we use the Federal Standard Rate. This will be added to next year's budget.

The topic of having a regular reoccurring monthly Board meeting. This could always be cancelled if not needed. Evidently this had been tried in the past, unsuccessfully. Patty Jameson, Secretary, asked if we could try this again as it could save a lot of hassle required to get meetings scheduled. Everyone agreed we would try the 2<sup>nd</sup> Wed of each month at 5PM.

Patty Jameson, Secretary, asked if it would be agreeable to everyone if we hand out minutes for personal review, rather than her having to read them aloud at the meeting, which she thinks is boring and overly time consuming. Nothing in the Bylaws or Robert Rules says that minutes have to be read aloud.

Agreement reached to try handing out the minutes at the next meeting.

The topic of our needing to gather up many more Consents for the yet unpassed Covenants was discussed. Patty Jameson, Secretary, gave everyone a packet that she hopes will bring clarity to those who haven't consented yet, about what changes are being proposed. They are minimal and simple. This packet will go out in the next Newsletter as well.

Getting Consents from non-resident owners was discussed; especially Canadian Owners. Judy Jones, Treasurer, and Patty Jameson, Secretary, agreed to coordinate gathering info to get Consents sent to these owners.

Copies of the Rules and Regulations were handed out; making sure that everyone knows those are now in effect!

An info sheet, which Patty Jameson, Secretary, prepared, was given out re: personally verified vendors, who can help with hauling cars and/or trash out of properties if owners need help with this. This packet will go out in the next Newsletter as well.

Homeowners to be visited were discussed and it was agreed that Judy Jones, Treasurer, and Ken Jameson, VP, would next visit Lot 43 to consult with the homeowner to see if they need any help.

Meeting Adjourned at 7PM.

Respectfully Submitted.