

**Bay City Property Owners' Association
Meeting Minutes for September 6, 2007**

Attendance: Chris Criswell, Camillo & Tammy Iacoboni, John McKim, Ben Porter, Dave Poust, Mary Ralston, Dianne Reilly, Beth Schreiner, Ray Strang, Rob Ridgeway, Ann Summerfelt, Doug Wallace, Ed Williams

John McKim called the meeting to order at 7:35 p.m. A quorum was present.

President's Comments- John McKim: We have a new website, www.baycityneighbors.org, thanks to Chris Criswell. A home on Bayside Drive had substantial damage during a recent fire. The 15-ft setbacks helped to minimize heat/fire damage to neighboring properties. **Security:** In response to our stated South Park security concerns at our last meeting, the QA Sheriffs have increased their patrols and have arrested a few non-residents at the park. A 911 call was placed by a resident to report a suspicious vehicle at a residence on Bayside Drive. The vehicle left before the police arrived. The new signs for the park have been received and will be posted soon. The county non-emergency number, 410-758-0770, should be used to report possible trespassers at the beach or boat ramp. John Gott, our VP, has been working to improve park safety. **Bulkhead:** Work on the first phase of bulkhead renovation has been completed except for final grading. Proposals have been received for repairs to the remaining section, which will be supervised by Dave Poust. The treasurer will propose funding for the additional repair, which will be within our budget. **Legal:** The unpermitted construction at the Miller property on Irene Way has not continued for the past 3 months. We are waiting a response from Mr. Miller to our May 8 BCPOA attorney letter "Request to Immediately Cease Construction.....and Obtain a BCPOA Building Permit." A proposal for restoration was received for the tree removal case (634 Bayside Drive). We intend to request that 10-inch willow oak trees, which are available commercially, be planted, instead of the 2.5-3" proposed trees. Additionally, our request for by-law authorized reimbursement of legal fees to BCPOA will be considered by QAC District Court on Sept. 18.

Stipulation of Minutes- Minutes for the last meeting were approved

Treasurer's Report-Beth Schreiner: To fund bulkhead repairs, we have been offered a 60-day commitment for a \$70,000 loan at 8.5% for 20 years, with a payment of \$607 / month, which is within our budget. Alternatively, a 5-yr adjusted, prime-minus-one loan could be secured, but Beth recommended obtaining the fixed rate loan. To support the loan, the bank will need 1) a copy of the minutes documenting that the board voted to obtain the loan; 2) a list of the current officers; 3) specification of who is authorized to sign the loan (John McKim); and 4) a summary of improvements to be made (all will be bulkhead-related). Discussion followed that favored securing the loan with street ends instead of lots (considered Block 21 5&6 and Block 24 11&12). The \$70,000 will be used to pay for renovation of the south end of the bulkhead and for \$15000 of the north end repair that was not within the bulkhead reserve account. Ray Strang moved that the treasurer proceed with a fixed rate loan at 8.5% or less, subject to clarification of bank security requirements. The motion was seconded and carried (6 yea, 0 no, 1 abstention).

Finance Committee-Ann Summerfelt: In accordance with the BCPOA by-laws, the Finance Committee compared year-to-date actual to budgeted expenditures and revenue, which revealed a cash shortfall. Following the committee's recommendation, Ann made a motion for a by-law change to increase the annual membership, beginning in 2008, to \$135 plus the road fee. The motion was seconded and carried (6 yea; 1 no.) The increase will support the following: 1) Covering the 2007 cash shortfall documented in the letter of March 30, 2007; 2) Establishing South Park playground equipment as a depreciated capital asset with a 10-year replacement cycle; 3) Replacing income currently covered by restitution funds, which are court-ordered to end in 2008; 4) Establishing a \$3000 financial reserve.

Secretary's Comments- Ann Summerfelt: All attendees were asked to sign-in with their name & email address if they wish to receive minutes and meeting/event notification by email. Thanks to Chris Criswell, our webmaster, for simplifying and improving electronic communication among BCPOA members, committee chairs, and the Board. Ann was authorized to purchase a fixed-price cell phone for BCPOA use that should be less expensive and more versatile than our current landline.

Boat Ramp-Ben Porter: Working to minimize sand intrusion.

Resident Agent-Ben Porter: QA County Planning and Zoning will no longer issue a building permit without an Association permit. A nuisance officer will be added to Planning & Zoning.

Architectural Committee-Ray Strang: A letter, signed by John McKim, needs to be sent to QA County Planning & Zoning that states that we have covenants. Changes in county permit procedures necessitate a minor wording change in our permit application. Ray Strang made a motion that if the current BCPOA application requires approval by Queen Anne's County before BCPOA issues a permit, this wording will be removed from our building application. The motion was seconded and carried. A tree permit graphic will be circulated to the board for consideration of adding it for informational purposes to the building permit package. Ray Strang moved that the property at 806 Bayside Drive reflects past variances and the lot can be developed within the existing variance. The motion was seconded and carried.

New Business-

1. The BCPOA mileage reimbursement is currently \$0.20 / mile. A motion was made to propose a by-law change that changes BCPOA mileage reimbursement to the current IRS reimbursement rate. The motion was seconded and carried.

2. A motion was to propose a by-law change that the finance committee chair be an elected position. The motion was seconded and passed.

3. John McKim proposed adding a by-law that states that BCPOA property can not be updated or removed without a board vote, except for in the case of an emergency. In a similar vein, Ray Strang proposed adding a by-law that would seek signatures from Board members and committee members that endorses rules pertaining to the handling of BCPOA assets and that seeks assent of penalties, including removal from office and possible legal action, if assets are improperly handled. Ray will circulate his proposal by email for consideration.

4. Dave Poust moved to add a by-law that states that a majority vote of corporate officers is needed to contact the lawyer about a new legal item. The motion was seconded and passed.

5. Given the constraint of limited daylight, the October meeting will be held at the library instead of at the park.

The meeting was adjourned at 9:55 pm.