

Unofficial Copy Until Approved at Annual Meeting 2011

February 13, 2010

Bahia Bay Property Owners Association Annual Meeting

Call to Order – 2:00 p.m.

President Dorothy McAbee called the meeting to order. The Board introduced themselves to the 34 homeowners present. Guests at the meeting included Jack Chaney, County Commissioner, and Bill Mills Aransas County Sheriff.

Sheriff Mills spoke of the changes that were coming to Aransas County because of the Border Star Grant through the Justice Department. Aransas County will be receiving more vehicles as well as a boat in the near future to monitor the activities in the waters around the Rockport area. He urged the importance of completing the Census form. He also spoke of the success of the Weigh Station on Hwy. 35 bypass.

Jack Chaney spoke of the budget problems in the county. He also reported that the County will not put speed bumps in our neighborhood but would install signage to try to regulate the speeding in the subdivision. Mr. Chaney spoke of the importance of meeting deadlines in the Aransas Pass Annexation plan.

Consider Approval of Minutes of Annual Meeting February 7, 2009

Maylene Moore asked for a motion to accept the minutes as presented in the handout. Carla Reed made the motion, seconded by Merlin Hartdegen, that the minutes be approved as written. They were unanimously approved.

Consider Approval of Treasurer's report for 2009

Mike Wulf presented the ending balances for the 12 months ending December 31, 2009. The year ended with a balance of \$34,249.80 mainly because some of the 2010 annual dues had been paid in 2009 resulting in an excess of revenues over expenses. Jana Corkill made a motion, seconded by Ed McQueen, to accept the Treasurer's Report as presented. The motion carried unanimously.

President's Report –

Dorothy McAbee highlighted some of the Board's accomplishments during the year. The Board focused on enforcing deed restrictions. Trailer parking had been carefully monitored and renter information packets have been distributed to all the houses that rent. No Wake signs have been posted in the canals and at the intercoastal entry. Outside lighting is an ongoing problem in the neighborhood. Dorothy commended Mike Wulf on the job of monitoring the grass removal from the canals. Annexation is a major concern to our subdivision. Larry Moore was asked to keep the Board abreast of the situation and that information will be posted through the association's web site as issues develop. The Board has begun a review of the BBPOA By Laws and Covenants. Legal advice had been obtained regarding our annual assessment and found that the bulkhead repairs can and should be part of our annual assessment. The amount of \$130 will continue to be dedicated to bulkhead maintenance with the remaining \$170 for upkeep of the common areas and other association expenses.

Committee Reports –

Bulkhead: Ed McQueen reported that a survey of horizontal bulkhead movement of lots 1-14 on the east side of Windjammer and lots 1-15 on the west end of the Windjammer Canal had been completed. Maximum deviation of 0.947 ft was recorded. The deviations are significant but the canal walls have not been breached. Erosion from recent rains has caused significant damage in the spillway area at the front entrance to Bahia Bay. Mr. McQueen is in the process of securing bids for this repair. He also emphasized that any large crisis in the future would likely deplete the entire budget.

Architectural Control: Merlin Hartdegen reported that only one house had been constructed in 2009 but several remodels, dock repairs, boat lift repairs and fences had been monitored by the committee.

Water Quality: George Kelly reported on the analysis of the water samples taken from the canal in January, May and June 2009. The samples were analyzed for Fecal Coliform and Enterococci counts. A couple of samples were a little high in Fecal Coliform count in the January analysis but not to the extent of being dangerous. The analysis of the May and June samples was very good. He will again take samples before the Memorial Day, July 4th and Labor Day holidays.

Landscape: Dorothy Sykes and the landscape committee focused on general maintenance of the front entrance. Additional irrigation to the berms and oleander areas was installed. Weed control and gopher control are ongoing issues. Freeze damage is being evaluated before trimming and replanting this spring.

Annexation: Larry Moore thanked Randy Chandler and Tom Berkenkotter for their presentations before the Aransas Pass Council. He reported that the Committee for

Responsible Annexation (CRA) had sent questionnaires regarding the annexation to the 347 households in City by the Sea, La Buena Vida and Bahia Bay. To date 112 responses had been received and of that number $\frac{3}{4}$ were in favor of fighting annexation. Because Bahia Bay has approximately 13 lots in the Rockport ETJ, our situation on annexation is a little different than that of City by the Sea and La Buena Vida. Larry spoke of the expense of a lawyer representing us in the fight against annexation and how this money could be raised. Merlin Hartdegen will join Larry in gathering information to present to the Bahia Bay Board as to which direction our subdivision should take in the annexation issue.

New Business

Consider Approval of the Proposed 2010 Budget: The 2010 operating operating budget amounted to \$36,900 (123 lots \$300). This amount includes \$170 for operating expenses and \$130 for bulkhead maintenance. George Kelly made a motion, seconded by Larry Moore, that the proposed budget be accepted as presented. The motion carried unanimously.

Election of Directors: The Board's nominees for directors are Maylene Moore and B. J. Thomas for a three-year term. There were no nominees from the floor. Sam Kenny made a motion, seconded by Ruben Corkill, that these nominees be elected. The motion carried unanimously.

Picnic: Maylene thanked Julita Freed and Cathy Johnson for hosting the 2009 picnic. She asked for volunteers for hostesses for the 2010 picnic. Since no one volunteered, there will be no picnic in 2010.

The meeting adjourned at 4:15 p.m.

Maylene Moore, Recording Secretary