

CARLIN BAY PROPERTY OWNERS ASSOCIATION  
2018 ANNUAL GENERAL MEETING MINUTES

July 7, 2018

9:00 AM

N-Sid-Sen Camp & Retreat Center

President Ben Crosby called the meeting to order at 9:00 AM.

Motion Jim Miller, second Patti Bailey to approve the agenda, unanimous consent.

Motion Patti Bailey, second Jim Miller to adopt the standing rules, unanimous consent.

Jan Gera with ASI has to leave at 12:30 PM for another meeting therefore Ernie Dorow, Cathy Sebby and Susie Banks will help with collecting ballots.

Annual Reports:

Airport, per the mail out

Marina, per the mail out and noted the new marina gate code will be 1379

Water, Dave Banks reported that they are having challenges with “turbidity” in the winter months. This can limit them to making only 50 gallons per minute. He recommends we replace all our meters with new remote read meters. He also thanked everyone for returning the cross flow connection surveys.

Architectural-Landscaping Committee, Members Cathy Sebby and Amanda Reinhardt

Wastewater, Gerry Sebby reminded us that individual septic systems need to be pumped out every 3-5 years. Please be aware of possible ground water intrusion into your septic tank covers.

It was noted that we have a total of approximately 175 total property owners.

Motion-Exhibit A, Email communications to Association Members, discussion some members wanted notification of new Board postings and some did not want them.

Motion-Exhibit B, Filling Committees for CBPOA, discussion on why some committees for last year did not get filled.

Motion-Exhibit C, Amendment to C 30.00 Planned Community (Building Permits) discussion on why we should require traditional building permits rather than the “opt out” alternative. Members stated that requiring permits would make the community safer, help to provide for bank financing, homeowners insurance, better finished product and better marketability.

Motion-Exhibit D, Amendment to C 32.00 Fire Safety, discussion on tree and brush trimming/removal to make our neighborhood better prepared for a possible fire.

Motion-Exhibit E, Amendment to 82.00 Land Use-Primary Structures, Dave Banks spoke about their desire to put up an additional outbuilding contrary to current limits.

Motion-Exhibit F, Amendment to C 86.00 Land Use-Community Standards (Timber Resources) Discussion on a proposal to give more clear guidance on tree removal and maintenance. (Board proposed to vote all tree motions down and come up with a comprehensive tree plan; passed unanimous consent)

Motion-Exhibit G, Proposal for the removal of trees (see F above)

Motion-Exhibit H, Amendment to C 86.00 Land Use-Community Standards (Timber Resources) (see F above)

Motion-Exhibit I, Require Membership vote regarding Capital Expenditures, there was pro and con debate on the issue but the proposed amount of \$5,000 was generally thought to be too low. Membership opted to form a committee with the agreement of the Motion maker Mrs. Ryan, to review the current bylaws and make a new proposal for possible adoption. Committee Members are Kathryn Ryan, Cathy Sebby, Ernie Dorow, Patti Bailey and Amanda Reinhardt.

Motion-Exhibit J, South Edgewater Drive Proposal, members had an in depth discussion on the merits of closing South Edgewater Drive during the winter months.

Motion K, Road Maintenance Proposal, discussion on damage to roads by contractors heavy equipment and benefits to residents and all owners from improved roads. Motion was tabled for further research on needed infrastructure under the road prior to possible paving.

Discussion on Exhibit 1, Proposal for Breach of Bylaws

Discussion on Exhibit 2, Growing Assets for Members, members liked the concept of a Meeting Area/Clubhouse but funding is a large obstacle with many other needs upcoming.

Discussion on Exhibit 3, Water Plant Study, We have 62 water connections. Our average water production is 16,000 per day with a peak flow of 40,000 gallons per day. We have one of the two oldest water systems in the State. Dave Banks discussed the three main types of water filter systems available, rapid sand, slow sand and membrane.

Motion by Ron Nicolson second by Tamara Drake, to have a special CBPOA membership meeting in October, 2018 regarding our future water plant and possible funding sources. Motion carried.

Motion Patti Bailey, second Marlene Miller to direct the BOD to compile a Water Plan and identify funding sources. Motion carried.

Nominations for the Board: John Dertinger declined, Les Field accepted and Tamara Drake declined.

Ernie Dorow moved and Jim Miller seconded to vote in the two new Board candidates David Henderson and Les Field, by acclamation. Motion carried.

Suzie Banks motioned, second Ron Nicolson, People have to come to the membership meetings or give a proxy to vote, this must go to the membership for a vote.

Adjourned 2:20 PM

Respectfully submitted,  
Scott McCrea  
Secretary

Approved by the BOD  
July 13, 2018