

**MINUTES OF THE BATTERY SHORES PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS
DECEMBER 17, 2021**

LOCATION OF MEETING

1065 Otter Circle (Home of Board President)

BOARD MEMBERS PRESENT

Susan Davidson, President
Vacant, Vice President
Cayce Mundell, Treasurer
Robert Rafter, At Large
Matthew Kessinger, Secretary

MEMBERS PRESENT

John Edmunds

MINUTES

The Minutes from the last Board meeting had been approved and posted to the Battery Shores POA website. The President asked that the following completed tasks be added to the Minutes: After contacting four companies and receiving only two bids, the Board unanimously approved to accept the bid from Selective Electric for \$495 to install a receptacle and light at the front entry common property; subsequently a dusk to dawn light was installed. The Board responded after discussion negatively to a potential buyer about storing his boat on an undeveloped lot. Water at the dock was turned off when the weather suggested freezing temperatures.

Call the Meeting to Order

The meeting was called to order by the President Susan Davidson at 5:02 PM.

Treasurer's Report

The Treasurer, Cayce Mundell reported to the Board the status of the Associations collection of Assessments. Correcting that there are two Members who are not current; late fees and interest are being added according to the POA procedures. The Treasurer reviewed that a lien can be placed on delinquent accounts. The current balances in the Reserve and Operating accounts are as follows:

- Current Operating account balance: \$58,616.75.
- Current Reserve account balance: \$169,793.93.

The Treasurer is in the process of undergoing the required tri-annual audit. The Tax return is still with the accountant for finalization.

The Board motioned (motion 1) to allow the Treasurer to pay the POA taxes on-line.

Committee Reports

Architectural Review Committee (ARC)

Our ARC authority works closely with the City in regards to resident issues with roofing, new building plans, sheds, or painting and to direct the owner of the property to secure proper City Permits before starting the work. As well, the City requests 'approval' from us before administrating any permits. The ARC authority tries to follow the city guidelines that state: "it is the intent to encourage architecture that is unobstructive and of a design, material and color that blend with the surroundings and form and scale of the neighborhood. These guidelines are not meant to stifle, but to safeguard property values and long term economic assets through quality design and development."

Actions completed

- 1010 Mustelidae, roof approved
- 1008 Ferrets End, provided guidance on new mailbox
- 1121 Otter Circle, provided POA requirements to the owners for a possible new build
- 1115 Otter Circle, met with prospective buyer regarding a possible pool and fence installation regulations.
- 1144 Otter Circle, inquired about widening driveway, awaiting plans.
- Provided a negative response to a potential buyer about storing his boat on undeveloped lot.

Dock Property

- Received the replacement camera for parking lot.
- Stumps of the two removed trees have been grounded, pending invoice.
- Water at the dock has been turned off for the winter, until further notice.
- Hanging water pipe under pavilion has been secured.
- Overhead lights in the pavilion are working again. These lights are in need of replacement in the near future.
- Parking lot light is once again inoperable, recommend replacement with a motion sensor light. Board passed a motion (motion 2) to purchase new security light for dock parking lot.
- Board is still reviewing options to replace the lighting on the dock and dock parking area. The two solar powered test lights have been performing well at this time. The Board will decide to purchase more after the long nights of the winter months.

Entry Property

Electric connectivity:

- The light at the front entry has been completed by Selectric.

Irrigation System:

-The well pump has been repaired: the bladder tank was changed out and a new gauge and relay was installed. The pump is not pushing water out of the irrigation system; it is suspected there is a line breakage. After discussion about repairing or replacing the irrigation system, the board felt a new system install would be wiser than hunting for the old heads and valves; this will be forwarded to the next year's budget.

Property Line concerns with the community of Overlook: (No change)

- The Board met with two Members of The Overlook Board to discuss the property line between their property and that of Battery Shores. They were to meet with their new Declarant regarding the possibility of obtaining a recent survey that might clarify the actual property lines. It is our belief that the fence between them and our Common Entry area is located 6'-10' from their property which allowing access for the power company (easement) We learned that in case of an emergency so that the power company has access at all times no vehicles or structures should be located in easement areas.

Contracts

The lawncare contracts for the upcoming year will be reviewed before being put out for bids.

Old Business

Discussion of Fractional shares at Battery Shores Entry

A recent contact with the attorney's office reports the attorney is still working on the letter regarding the 11 remaining fractional share owners of the Entry property.

Realtor Policy:

The Board discussed, reviewed and agreed upon a general letter to be used in responding to inquiries from Realtors. This would give the same information to all Realtors and avoid possible confusion or lack of information regarding the POA.

Welcome Committee

The Board is working with the President on a comprehensive plan to welcome new residents into the neighborhood, whether their property is in the POA or not. Volunteers are needed and the Board agreed to use the Battery Shores Facebook page as well for asking for assistance in organizing the start-up Welcome Committee.

Additional Committees

Regarding a financial committee, the Treasurer reported that at this time, since the cap on FDIC insurance is \$250,000, there is no need for this committee.

New Business

The President opened discussion about a 'Thank You' to those folks who have worked on their Mailboxes to become more compliant with this Restrictive Covenant. The Board voted

unanimously to write a mail a formal "Thank You" to those who have made a successful completion; a drive-by will be necessary before addressing the recipients of these notes. The Board continued discussion on how to get more Members to participate on committees and/or on the Board. It was suggested and decided upon to post on the Battery Shores Facebook page as it seems there is more attention there.

Meeting Adjourned at 5:56 PM

Motions Passed:

- Motion 1 authorized the Treasurer to pay POA taxes online.
- Motion 2 authorized the purchase of a new security light for dock parking lot.

Respectively submitted,
Matthew Kessinger
Secretary