

Barnesfield Property Owners Association
Minutes from the Annual Meeting

The B.P.O.A. annual meeting was held on **January 19, 2020** at the Broad and Gales Creek Fire Department meeting room.

In attendance; 19 families were represented.

President, Bill Oehler opened the meeting by introducing the Piedmont Gas Company represented (Mike Lilly).

Piedmont Gas in Barnesfield

I hope I'm paraphrasing Mike correctly -The Gas company covers 100% of the costs of connection to your home (street to house allowance 150 feet).

I believe he indicated their rate of return requirement (8%) is based on the "project" being Barnesfield rather than us individually.

The gas company would require you hook up your house or appliances within 3 months, however he does have some control of this.

Mike advised gas is a 20% saving over Electric and 60 to 70% saving vs propane.

Further, the gas company is regulated by the State and Propane is not.

He also allowed that if you were only to hook up a generator (for instance) to gas, this would not qualify for free hook up from street to the home and the cost would be \$1668.00. Also we might need 15 homes to hook up

Please contact Mike if you are interested and haven't done so already.

Mike Lilly at Michael.Lilly@Duke-Energy.com or 252-808-7292

Bill discussed the on going property issues we have with the path that runs parallel to Jimmy Cole's property and leads to the sound. The property has been eroding for some time and needs to have a bulkhead. The property should be approx. 20 feet wide and is actually 8 to 10 feet wide. **Waiting on Bill for cost details as I just couldn't write fast enough. I always had an admin. assistant, so I never had to learned real short hand, ha ha ha, just really quick messy chicken scratch.**

The motion was made and seconded to have a one time special assessment of \$125.00 to cover the costs of this bulkhead. It was unanimously approved by vote of the members.

Please send your \$125.00 check to BPOA c/o Jennifer James by June 1st. 2020.

Bill discussed the need to clean up the path to the sound and around the boatramp. This area requires trimming and although the person that does the Barnesfield mowing can do this Bill does not have a cost. So it was moved and seconded and approved by vote that the clean up be done **not to exceed \$500.00**

Treasurer, Jennifer James presented the treasurer report

Opening Balance	\$ 647.74	(100% of 2019 dues have been collected)
Income from Dues	<u>\$5,390.00</u>	
Total	\$6,037.74	

Total Expenses	\$4,000.90	(detail report attached)
Balance @ 12-31-19	\$2,036.84	
Total Projected Expenses for 2020	\$,4,235.00	

Scott Gehring discussed insurance.

We need Director Liability insurance and General Liability. Bill was able to get one quote of \$4400.00 per year.

Several members suggested, increased dues, creating an emergency fund, perhaps fencing the boat ramp would reduce costs.

Jerry Macon believes that the water front along canal is covered by each individuals homeowners insurance.

Pete Ellis, Bill Oehler and Bob Ethridge all too Action Items to get with Lawyers regarding Association insurance requirements.

Increased Assessments; It was suggested we increase our dues in preparation for costs associated with Insurance when we get all the facts together. Jerry Macon made a motion to increase dues to \$250.00 per year for "Improved Lots" and \$150.00 for "Unimproved Lots" beginning Jan.2021 Greg Schultz seconded the motion and it was unanimously approved by vote of the members.

Pete Ellis talked about the DOT. The DOT will be out again to check out our ditches and the water (Flooding) problems we have. Jean Zier noted that she talked with the DOT in December and they walked our neighborhood and didn't think we had an issue, to which she disagreed. Pete noted that it is the home owners responsibility to maintain the ditch if they have installed pipe rather than have an open ditch.

Loretta Guthrie mentioned the swamp area between Brook Lane and the Waters Edge RV Park is a mess, and wondered if there was anything

we can do about this. Jerry Macon allowed that this property is owned by Snake Lewis, so we can't do anything as an association.

Scott Gehring discussed a Barnesfield Website.

Scott had his IT guy build a website for Barnesfield. This is not in lieu of current process, but in addition to. This site will provide a place to read our By-Laws, find current Officers, a place to house committees and to provide progress on the committees action items. Also can contain things like a calendar, a sample ballot etc etc.

Scott's people will maintain the site this year and make sure there are two separate paths of information. Info that is Protected and that which is Private or Public.

It was suggested that our first committee be charged with By-Law revision or perhaps the creation of new By-Laws. The information from the committee will be transmitted to the website for review, updates, progress, vote etc.

Committee members for this will be: Scott Gehring, Jean Zier, Jimmy Cole, Pete Ellis and Bill Oehler.

It was moved and approved by vote that we go forward with a Website. Regarding the By-Laws, Greg mentioned we still have the issue with our Association address being outdated (back to the days when we had Route numbers, as a matter of fact). As officers change and members move, it is advised that we maintain a PO Box. Jean took the action item to get the cost of a PO Box and report back.

Annual Assessment: Improved Lots \$105.00

Unimproved Lots \$70.00

NOTE: Assessment should be sent to Jennifer James at 109 Mary.

Respectfully
Jean A Zier
Secretary BPOA