

SAVANNAH BAY HOA
Property Owners' Meeting
October 13, 2018

Beth Putnam called the meeting to order at the residence of Kathy and Bruce Barlag at approximately 11:00 a.m. Prior to and following the meeting, landowners were asked to sign in and update their contact information. This was the Fourteenth Annual HOA.

There was not a quorum at the meeting; attendees and proxy forms received prior to the meeting are as follows:

Attendees:	15 lots
Proxies (non-attending):	<u>14 lots</u>
Total:	29 lots

The first issue covered concerned the budget, including a recap of 2018 finances and the proposed budget for 2019. To recap significant budgetary matters for 2018, our Association finances generally remain strong. At the time of the meeting, the Association had approximately \$72,000 combined in its savings and checking accounts. Only one lot was in arrears at the time of the meeting. (Much thanks to Beth for her effort and persistence on this score.) A motion to accept the financials was made by Bill Reynolds, seconded by Mark Putnam, and passed unanimously. As for the 2019 budget, Beth proposed keeping the same dues and projections used for the 2018 budget. Terry Cooper made a motion to accept this proposal, which was seconded by Bill Reynolds; the motion passed unanimously. A copy of the budget will be posted on the Savannah Bay website along with these minutes.

The Board then moved to update the homeowners on other developments. As for new construction, Paul and Pam Rain are presently building on a lot adjacent to the Barlags. No other homes are currently being built or under consideration by the Architectural Review Committee. Next, Beth reminded those present of staying vigilant in the fight against pine

intrusion. In this regard, several lot owners took advantage of an opportunity to have their lots cleared in 2018. To the extent there are limbs or debris lying on their lots, the Association members are encouraged to compile those limbs into a brush pile so that the debris can be mulched in the coming year.

Moving along, the Association segued into a discussion over the community dock which began at last year's meeting. As many may recall, the association expended several hundred dollars in 2017 to make repairs to the community dock. Unfortunately, although it now has dead man weight on it that will keep it from floating away, the community dock came loose again this past year. Some lot owners expressed their belief that the present location is less than ideal for a community dock and/or that the present dock is not appropriate for the location where it presently sits. For those who do not visit Savannah Bay frequently, the community dock is accessed by traversing a steep path, and when the lake is low, the area around the community is dry or otherwise inaccessible by boat. Mr. Virgil Steel broached the possibility of moving the community dock to his lot, and there was some discussion of other options available to the Association which would continue to satisfy the existing mandate of a community dock as specified in the Association's bylaws. Paul Rain and Virgil Steele agreed to form an ad hoc committee to consider and research alternatives and to report back to the Board and the Association as appropriate. Lot owners are reminded that a quorum is necessary to decide upon and implement whatever changes the ad hoc committee recommends.

Beth then provided a summary of recent issues concerning the Association's water system. Earlier in 2018, some of the Savannah Bay homeowners noticed sediment in their tap water. Testing by a reputable third-party entity indicated that the water is fine for

consumption. However, this potential issue and Beth's investigation into the cause of it revealed that Lincoln County unilaterally took it upon itself to stop testing Savannah Bay's water on a weekly basis; Lincoln County's rationale is that there are less than eleven homes in the subdivision, so such testing is unnecessary. In any event, the cause of the apparent sediment in the water was a float or indicator which stopped functioning. That problem has been repaired, but the larger instruction gleaned from this ordeal concerns the Board's need to communicate with the County regarding the maintenance and eventual upgrade or replacement of Savannah Bay's well infrastructure.

The Board then discussed the issue of the Board's composition for 2019. As Beth had explained at the 2017 homeowners' meeting, her duties as co-owner of the Lincolnton Athletic Club and her obligations with the Lincoln County Chamber of Commerce preclude her from continuing on the Board in 2019. At the prior homeowners meeting, the Board and others present broached the possibility of having a third-party management service take over some or all of the obligations of the Board. This possibility was again mentioned as something the Association will need to consider in the near future if other lot owners do not volunteer to share in the responsibilities of the Board. In any event, after some arm twisting Kathy Barlag agreed to resume as Board President, and Joan Seidl graciously agreed to come on the Board as Treasurer. Mike Loebel will serve as Secretary with Linda Huovinen serving as Member at Large. Those present agreed with this proposal.

Following the meeting, members enjoyed lunch and a talk on developments in Lincoln County by Lincoln County Chamber of Commerce members Beth Putnam and Greg Dukes.