

Brigands Bay Home Owners Association
P.O. Box 104, Frisco, NC 27936-0104

Dec 18, 2007

From: William Morris
To: BBHA Board of Directors
Subject: Proceedings of 2007 Annual Board Meeting Nov 23, 2007

- Call to Order: Meeting was called to order by Travis Cullifer at 10 am with following board members present: Travis Cullifer, Dave Conley, Jim Carolan, and William Morris. Dave Conley reported that dues had been paid on 103 lots. Travis counted 10 people in attendance. This satisfied the quorum requirement of 10 percent.
- Secretary's Report: Travis announced that the Secretary's Report would be skipped since Alita was not present.
- Treasurer's Report: Dave Conley presented the Treasurer's Report by reviewing the elements of the 2007 budget, and proposed the 2007 budget serve as the baseline for the 2008 budget, incorporating the planning assumption that 100 lots would pay \$20 yielding expected revenue of \$2000 for FY 2008.
- Dredging Report: Travis provided an update to the Dredging initiative, noting that problems continue to be access channels and shoaling up entrances to canals in Brigands Bay.
 - Richard LaBranche raised a question asking about expected costs to have dredging accomplished, and why association members were hesitant to pay the cost. Travis responded with background on the topic, explaining permitting requirements, environmental assessments, and that an estimate at the time was \$60,000 to dredge. And further that after Hurricane Isabel there was only a 30 day

timeframe allowed by CAMA within which dredging could be accomplished, and that only \$14,000 was pledged by members, leaving a gap of \$46,000 in the original goal of \$1000 for 60 people contributing. Travis noted that BBHA can dredge its internal channels without any issue.

Someone else remarked that CAMA was recently being represented by a new person. Travis agreed that the board would follow-up on that observation, to see if the new representative had a different perspective on the dredging issue.

- LaBranche requested that the next board provide, via the new web site, education and background on the dredging issue such that new property owners could be cognizant of the problem. Travis agreed to put topic on board agenda.
- Street Repair: Travis reported that Brooks Point street is owned by the Association, and that condition of road is not optimal. All other streets with Brigands Bay have been paved by NCDOT. Travis emphasized that tree trimming issue from street paving and that NCDOT has the right to dig back up to 9 feet from edge of roadway in order to conduct drainage control. The situation is understood to be that NCDOT could dig back those 9 feet should the property owners in Brigands Bay put too much pressure on NCDOT. Tree trimming is viewed by the Association as a property owner responsibility, rather than a NCDOT responsibility.
- Fireworks: Travis reported that new law was successful, and that \$775 had been invested in deputy patrols. Dave recommended continuing the deputy patrols in 2008. Dave noted that there was a three hour minimum for deputy patrol

engagements and the fee was \$25 an hour. Dave made aware to meeting participants the possibility of voluntary donations.

- Cora Tree: Cora Tree maintenance cost \$535 in 2007.
- Thefts: Travis noted that two bicycles had been stolen from a house and money had been stolen out of another house. He cautioned participants to be careful of leaving out fishing poles on cars.
- No Wake Signs: Bob Teagarden has volunteered to anchor down the no wake buoy.
- Graffiti: BBHA is aware of two isolated spray paint incidents; a street sign and a bench at corner of Freebooter and Buccaneer.
- New Website:
 - Travis entered into the record a letter of appreciation from the board that he will forward to Kim Montgomery and her brother Walter Arnholds, noting that Kim would likely bring the old website down in near term.
 - Travis gave a verbal overview of new website to meeting participants, inviting them to check it out. Travis mentioned that website contains by-laws, covenants, stating that letter of appreciation would be posted also on website
- Newsletter / Dues Collection: Travis noted that newsletters are posted on new website. And that annual dues were voluntary.
- New Business:

Budget based on discussion/consensus of those in attendance.
Income $110 \times \$20 = \2200
Expenses

Brigands Bay Home Owners Association
P.O. Box 104, Frisco, NC 27936-0104

Post Office	\$28.00
Safe Deposit Box	\$25.00
Secretary/Postage	\$400.00
Printed Directory	\$150.00
Meeting expense	\$50.00
Block Parties	\$500.00
Deputy Patrols	\$775.00
Web Site	\$120.00
Contingency Fund	\$152.00
total =	\$2200.00

- Jim Carolan: wants to push for paving Brookes Point road.
- Dave Conley: led discussion on directory pamphlet, showing the directory of a prior home owners association as an example.
- William Morris: voiced concern that BBHA owns a roadway yet does not have any liability insurance for coverage in case of accident or liability litigation.
- Election of Board: Travis requested of participants if they were interested in serving on board of directors. No one volunteered. Travis noted that Burnie Gould was a new nominee. The motion was made to close nominees, voted upon and carried.
- The meeting was adjourned by 11:30.