

Potomac Bay Estates Property Owners' Association
Annual Meeting, 30 May 2009
Minutes

The following lot owners were present in person: 37, 36, 48, 47, 20, 8, 23, 18, 34, 22, 24, 1 and 4, 15, and 10.

The following lot owners were represented by proxies: 7, 5, 26, 6, 35, 25, 32, 51A, 27, 52, 41, and 43.

Twenty-eight of 52 lots were present, more than meeting the quorum requirement. A quorum being present, Board President Frank Goyette called the meeting to order at 1:00 pm, 30 May 2009.

Treasurer reported six lots were delinquent in dues; gave financial report; accepted by unanimous vote. A copy of the Treasurer's report is enclosed.

Tink Seymour, Rose Schlatter, and Joe Schlatter performed an audit of the treasurer's books. All entries were found to be in order; a copy of the audit report is enclosed.

Water report.

- For the past 18 months we have had satisfactory monthly water tests.
- Although the Office of Drinking Water (ODW) has processed our most recent survey, it is still under consideration.
- Our 3hp pump meets their standards but requires a restrictor.
- ODW would like for us to have a system that services 52 homes; this will require a 10,200 gallon tank.
- We are planning to go with a 5-year plan with a 5,000 gallon tank now and another one at the end if warranted.
- We have requested a conditional permit but it has not been issued yet. We have done all that is necessary for this permit.
- There is a problem with the 15-foot boundary for the well enclosure. The membership unanimously gave the Board permission to negotiate a land sale with Fritz Warren if the boundary issue cannot be resolved any other way.

No new projects are planned but we have \$17,000 in reserve for 2009-2010.

We have retained Timberlake Plumbing to be our on-call plumber for another year. Frank negotiate a fee of \$250 per year.

Merritt will look into finding a fly control method for the common beach area.

Kevin, Ray, Dave, and Sarah have volunteered to prune the pear trees in the fall.

An ongoing problem was discussed: Standing water in ditches and easements. A special allotment of \$600.00 could be applied to this project. Carol Seymour will contact VDOT to discuss the matter.

Tom H. and John W. have volunteered to find someone to dig out drainage ditches on the Corbin Creek end. The POA voted unanimously to pay for this if someone can be found to do the work.

Motion was made and passed to approve new Board members:

- Joe Schlatter will replace Suellen Williams.
- Lyn Bosmajian will replace Dave Galeota.
- Tink Seymour will remain for another term.

The Secretary will look into the architectural rules to determine if sheds must be painted the same color as the house.

The meeting adjourned at 3:00 pm.

Enclosures:

1. Agenda
2. Treasurer's report
3. Audit Committee report
4. Property owner roster