

BAYBERRY COVE PROPERTY OWNER'S ASSOCIATION

MEETING MINUTES

June 27,2006

7:00 P.M.

I. Persons in Attendance:

President:	Ron Hoover	ARC:	Ann Davis
Vice-President:	Bill Raetzke	Treasurer:	Carol Martins
Secretary:	Robert Garrott	UPA Manager:	Betsy Ellis

II. Homeowner's Forum: 7:00 P.M.

Eight homeowners were present. Introduced new Board members Ann Davis and Carol Martins. Several routine questions concerning covenant provision enforcement were asked; UPA Manager described process for weekly inspections. Discussion of posting covenants on website content led to issue of departure of previous website manager Lynn Smith; Mr. Carlis Brown volunteered to serve as website manager. Numerous recommendations for Newsletter articles from homeowners were noted. The Board answered all questions.

Meeting Minutes

III. Meeting Called to Order: 7:28 P.M.

IV. Minutes of November 1, 2005: Motion to waive reading of minutes, seconded & passed.

V. Approval of Financials for May 31, 2006: Presented by UPA Manager due to vacant Treasurer position. Board directed UPA Manager to cancel Association's membership in CAI and seek refund of check 1509 for membership dues. Motion to accept financial report, seconded & passed.

VI. Committee Reports: Board reviewed and approved one ARC application.

VII. Unfinished Business: No specific items discussed.

VIII. Association Manager's Report: Recommended a Grounds Committee be formed; issue discussed but no formal Board action at this time. Several pending issues with street signs; scheduled July 2006 transfer of streets from VDOT to City of Suffolk slowing corrective action. Praised Newsletter Editor Laura Fleming for format and content of June 2006 Newsletter; seconded by Board. Reserve Study final report received; will provide each Board member with copy at next Board meeting; Board requested UPA Manager prepare an acceptance memo for Board member signature. Recommended Board or reconstituted ARC advertise and hold public meetings 30 minutes prior to scheduled Board meetings for routine action on ARC applications; time-sensitive applications will continue to receive expedited review as needed. Motion to accept Manager's Report, seconded & approved.

