

# Minutes of the Annual Meeting of the Bay Pointe Marina Cove HOA

## March 5, 2026

The Annual Meeting of the Bay Pointe Marina Cove Homeowners Association was called to order at 7:00 pm, with President Glen Vey presiding. He reminded those attending that only paid members were eligible to vote and that there would be only one vote per household. Of the 34 paid member households on record at the start of the meeting, 17 of those were present; thus a quorum was present to conduct the business for the Association. The Board members introduced themselves.

Vey then gave the President's Remarks. He chose the word "maintaining" to describe the work of the Board this year. Unlike other years where big projects were undertaken, this year the focus was on keeping the facilities clean and working. There are major projects planned -- a pickleball court, a renewed pond bank, and a much needed pool resurfacing. Vey noted that the capital account was being added to each year to pay for the pool resurfacing. No other new projects were suggested by the members present.

Treasurer Mueller then gave the budget report. (See attached.) Vey mentioned that the pool maintenance should be cheaper than budgeted by the Board due to a change in the pool maintenance company. He also explained that he was attempting to get the \$2000 stormwater fee reduced because the HOA itself holds runoff from 60 homes in its retention pond, with only about 10% going through the overflow pipe to the river. The first request for exemption/reduction was denied; he is appealing it on April 20 to the City board responsible for stormwater decisions, with the help of the Board's pool expert, Ron Karger. Mueller then explained that the HOA is just getting by with the low maintenance fee charged and the 70% participation of the 140 residents in the two neighborhoods. The budget was approved unanimously by the members.

Shelley Vey asked if there were other ways to raise money other than dues, since raising dues too much might cause some to quit paying, further reducing the participation rate. Someone mentioned a special assessment for the pool resurfacing; the Board will consider that. Someone suggested polling the neighborhood to see if a special assessment or dues increase would be tolerated by the residents. The question of making the HOA fees mandatory then came up. That would require changing the covenants of both neighborhoods, which would require a 2/3 vote of each neighborhood. Someone else asked about allowing non-residents to pay the maintenance fee to join the HOA. That would require approval by a majority of HOA members (not the whole neighborhood), so that might be possible.

Member Sandy Pricer then stood to announce that she was running for the school board seat for our area. She outlined the priorities for the school board and emphasized her experience in various areas relevant to the position.

The terms of two Board members (Chris Mueller and Glen Griffiths) were expiring, so Vey opened the floor for nominations for the vacant positions expiring in 2029. Andrew Rust and Rusty Rouse put their names into nomination. Since they were the only candidates, Vey declared them elected without balloting, pursuant to Section 4(c)(2) of the By-Laws.

### **Board Members Present**

Glen Vey, President  
Chris Mueller, Treasurer  
Jason Norman, Secretary  
Colton Popp  
Matt Gilliland  
Glen Griffiths

### **HOA Members Present**

Doug/Connie Hudgins  
Byron Bartley  
Ron Karger  
Jim Dillard  
Bo Rist  
Shelley Vey  
Rob Payne  
Warren/Kathryn Graber  
Rusty/Susan Rouse  
Sandy Pricer  
Andrew/Erin Rust  
Kathy Carpenter

Vey then opened the floor for other business and concerns. Jim Dillard expressed concern that some porches in the neighborhood did not have railings on their steps. Vey suggested that that might be something to take up with the City code enforcement, but that it was not within the purview of the HOA to deal with. Bo Rist asked if the pool could open earlier than the 9am rule now in place. The Board seemed amenable and will take it up at its next meeting. Rist also asked about community workdays when needed chores could be done without getting expensive professionals involved. The broken basketball goal and unruly driveway pebbles were two chores mentioned. The Board agreed and promised to advertise these workdays better in the future.

With all business completed, a motion to adjourn was made and approved at 8:12pm.

Respectfully submitted,

Glen Vey, President

(with enormous thanks to Secretary Jason Norman for his notes taken during the meeting, from which these minutes were transcribed)

	2025		2026	Comments
	Budgeted	Actual	Proposed	
<b>Income</b>				
HOA Fees	99 Paid	97 Paid	100 Paid (est.)	141 homes now
(includes fees from Venmo payments)	39600	38809	42500	
	1 Fee Waived	0		
		<b>38809</b>	<b>42500</b>	
less Capital Fund @ \$50/Member		<b>4850</b>	<b>5000</b>	
		<b>33959</b>	<b>37500</b>	
<b>Expenses</b>				
Landscaping	12600	14075	14000	Bids to be opened next week
Common Area Maintenance	4500	5437	5500	2026: \$3600 for pool guy
Common Area Cleaning	3000	2804	3000	
Utilities	5050	2844	4500	
Insurance	4000	4272	5000	
HOA Operations and Events	2500	1450	1500	
Property Taxes and Storm Water Fee	3000	2950	3000	\$2019 Stormwater Fee Exempted?
Capital Expense	5000	3012	5000	CapEx not reimbursed
	39650	<b>36844</b>	<b>41500</b>	
Surplus (-Deficit)		<b>-2885</b>	<b>-4000</b>	
<b>Bank Balances</b>	1/1/25	12/31/25	12/31/26	
General Account	6911	4026	26	
Capital Account	13200	18050	23050	