

**Bay Pines Homeowners' Association**  
**Annual Members Meeting**  
**March 25, 2010**  
**Minutes**

**Call to Order:** Association Manager, Sandi Pitkin, called the meeting to order at 6:30 p.m. 9 lots were represented in person, and there were 32 proxies. A quorum was established and introductions made.

**Review of Minutes:** The minutes of the March 26, 2009 meeting were reviewed. There were no corrections or changes noted. Sandi reported she had spoken with Adams Homes regarding the entrance sign replacement that was brought up at last year's meeting and Adams Homes said they will be installing a new sign, and that it is still in the design phase.

**Discussion of 2009 Financials:** Sandi reviewed the 2009 financials. Total revenues for the year were \$6,367.15 in assessments and late fees and \$48.31 in interest income for a total of \$6,415.46. Expenses totaled \$3,734.32 for the year and \$6,922.78 will be carried forward in the operating account.

**General Discussion:**

**Speeding** – Speeding continues to be the major complaint within the community and the issue of speed bumps was once again raised. Sandi reported that the county has changed their policy regarding speed bumps. The Public Works Department will determine what/if any traffic calming measures would be appropriate. If they determine the street is eligible for a traffic calming feature, the Association will be notified of what was approved, area required to be covered and the estimated costs to the residents (if any) Speed bumps would cost approximately \$1800 - \$2200 per speed bump. If speed bumps are recommended, the Association would need to obtain signatures in support of the measure from at least 75% of the affected residents, or provide a letter from the Board of Directors. Sandi will contact the County and see if they would add additional speed limit signs, or a "Children at Play" sign.

**Dirty Work Sites** – There were complaints that the sites of homes under construction are left messy and cluttered. Sandi will contact Adams Homes and ask that they instruct the construction workers to be more courteous and clean up the work sites before leaving.

**Street Light and Irrigation at Front Entrance** – There was a request to add an additional street light at the entrance. Since the street lights are billed as an MSBU to all residents, Sandi will research who to contact about adding an additional light. It was asked if Adams Homes intended to install an irrigation system at the front entrance; Sandi will contact Adams Homes regarding that issue.

**Clogged Drain** – An owner reported that sand collects on the west side of Bay Pine Circle and the storm drain was clogged near 1895 Bay Pine Circle. Sandi will contact the County and ask them to clean it.

**Covenants** – Several owners complained that some properties were not being properly maintained and that cars were still being parked in the street for extended periods of time. Sandi reported she sent 28 trash can letters, 16 yard letters, 4 parking letters and 4 misc. letters in 2009. There were a couple of specific complaints raised and Sandi will send letters those owners.

School Bus – Sandi asked if the school bus was still dropping children off in Bay Pines instead of Guzman Road and was told that the problem still continues. She will contact the school district again to try and get it stopped.

**Adjournment:** There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Sandi Pitkin  
Association Manager