

Minutes of the Annual Bahia de Matagorda Homeowners Association Meeting  
October 24, 2020  
11:00 A.M.  
Via Zoom virtual meeting

We had approximately 20 folks in attendance representing 18 lots out of a total of 59 lots. Proxies for 23 lots were on hand, for a total of 41 lots represented. Thus, a quorum was present.

Board President Terry Wells called the meeting to order shortly after 11am.

Our new caretakers, Ron Janow and Helen Elshick were introduced.

The minutes from the 2019 Annual Meeting were distributed via email prior to the meeting. After a brief discussion of a few pending items, the minutes were approved on a voice vote from the membership.

-- Treasurer's report: John Skadberg went over the report provided by KM&L, which was distributed via email prior to the meeting. As of the end of the fiscal year (August 31, 2020) there was \$79,978 in the checking account and \$6,6406 in the Edward Jones account. Income from monthly dues was \$97,920. (the HOA owns two of the vacant lots; six of the vacant lots are delinquent) Gross clubhouse rental was \$40.3k, up from last year's \$23.5k. Total expenses were \$125.0k including approximately \$5,278 in depreciation.

The budget/reserves were discussed. Eighteen lots prepaid the monthly dues through June 2021. A cash flow simulation predicts that our checking account balance will drop to approx. \$30k (plus 6k in Edward Jones) by the end of June 2021 if 30k is budgeted for further clubhouse repairs, barring unforeseen expenses. It was felt that we have sufficient reserves and no increase in dues or special assessment was proposed.

John Irvin asked about status of delinquent dues and if they were included in Accounts Receivable. Gerald Laws advised that the Board had elected to write off approximately \$ 70,000 in delinquent dues as "Uncollectable" in a previous Board Meeting. Allen Cumbie and John Irvin asked for details and will investigate to see if there is any way that all or a portion could ultimately be recovered.

-- Club House repair status: Gerry Laws reported on the club house condition. We need to determine the cause of settling and bulging floor in unit 101, repair the upper and lower deck on 101, and repair a leak in 102. We are in the process of obtaining bids.

-- how to improve sales. A discussion was held on the history of sales in Bahia vs the Homesites, noting higher values in the Homesites. Further discussion on changes to the architectural restrictions that might improve sales and increase value in Bahia was held. Several folks seemed to be in favor of not increasing value because taxes would

go up. Three motions to improve lot sales presented by the Board for consideration were tabled. It was felt by several that the ACC should prepare a proposal rather than the Board.

A motion was made by Allen Cumbie and seconded by Karl Brown that the ACC committee be expanded to five members from the current three members. The motion was approved on a voice vote from those in attendance. The action on this motion will require a change in the CCR and a 2/3 vote of the HOA members. The Secretary will send out a ballot to this effect.

#### Other new business items

- letter to owners about safety issues and renter screening. Cathy Painter (units 41, 42) volunteered to prepare a draft for review by the Board.

- Windstorm insurance will renew in January. Jami Knause suggests sharing info to get best rates. Check BahiaMatagorda.com, our new HOA website provided by Darayle Knause to share info.

Election of officers: the nominating committee nominated Karl Brown to fill one vacancy. Michelle Cameron submitted a floor nomination. After a short presentation by each candidate, Karl was elected by secret ballot.

Terry Wells resigned as Chairman but plans to remain on the Board for the rest of his term. Karl Brown was named as Chairman. Thank you to Terry for many years of service to the HOA as Chairman.

There being no further business, the meeting adjourned at approximately 1:00.

#### -- Current Board of Directors

Chairman: Karl Brown  
Treasurer: John Skadberg  
Secretary: Gerry Laws  
Member: Terry Wells  
Member: Darayle Knause

#### -- Nominating Committee:

Chairman: Gerry Laws  
John Irvin  
Freddie Pekar

#### Architectural Control Committee

Chairman: under discussion  
Clay Bishop  
Jami Knause  
Renee Leal