

Battery Point Homeowners Association, Inc.
Board Meeting
December 14, 2010

Members Present

Dick Geier, Roland Levesque, Jim McElhenny, Rich Seymour, Mike Sinisi

Others Present

Yohanna LaRoche, Sentry Management, Inc.
Lloyd Sidwell

The meeting was called to order at 4:15 pm

Minutes of Prior Meeting

It was noted the minutes of the November 9, 2010 Board meeting had been distributed via email to the Board and received unanimous consent. There being no changes or corrections, **the minutes were ratified.**

Financial Report

The November 2010 financials were reviewed. Please see attached financial summary.

The Board discussed the outstanding receivables for the Association; liens have been placed on all accounts reviewed at last month's meeting.

Old Business

Mr. Seymour reported that the old website content unfortunately cannot be transferred on to the new site. There will be a need to do a small amount of design work. Mr. Seymour will report back to the Board at the next meeting.

Mr. Sinisi informed the Board that he will be consulting with someone from ADT to determine future options for the pool gate system and he will report to the Board at the next meeting.

The Board discussed the short term rental meetings that City Council has been holding. Representatives from the Board have been attending the meetings. The neighborhood has a lot of control regarding what is allowed in the community and City Council has stated that the covenants of the Association will be honored regarding rentals.

The Board discussed the boat yard. A letter will be going out in the next week to those owners who participated in the lottery and obtained a spot for 2011 detailing the procedure for storing boats for 2011.

Ms. LaRoche presented two proposals for the maintenance of the boat yard during the first week in January. **Mr. McElhenny made a motion to approve a proposal from The Greenery for a complete clean up and tree pruning of the boat yard.** Mr. Geier seconded the motion. There being no further discussion, the motion was **unanimously approved.** **Mr. McElhenny made a motion to approve a proposal from Wayne Blankenship for new gravel and grading in the boat yard.** Mr. Geier seconded the motion. There being no further discussion, the motion was **unanimously approved.**

The Board tabled discussed sod replacement on Holbrook Drive.

**BPHOA Board Meeting
December 14, 2010**

The Board discussed the sod replacement at the area between the side walk and street at 114 Prescott. The Board asked Ms. LaRoche to have Jerry Ashmore from The Greenery contact Mr. Seymour to discuss options.

Discussion regarding the irrigation system at the marina store was tabled until the next meeting

Ms. LaRoche presented a proposal from Quality Lakes regarding the pond maintenance in Battery Point. The contract covers what is in the current contract with Estate Management, but for a greater price. After discussion, the Board decided to stay with Estate Management and asked Ms. LaRoche to find out when they are on the property each month.

The alley way repairs are set to start on 12/20/10.

New Business

Mr. Seymour made a motion to ratify the majority consent via email for a resident requesting to have laying hens with the stipulation of a one year sunset clause.

Mr. Geier seconded the motion. There being no further discussion, the motion was **unanimously approved.**

The Board discussed the appointment of a Nominating Committee for the 2011 Board elections. Mr. Seymour. Mr. Geier and Mr. McElhenny all expressed interest on being on the Nominating Committee. The Board will also approach Ms. Betty Commandy to see if she will accept Board appointment to the Committee.


The date for the Annual Meeting is tentatively set for 2/16/10 at 6:00 pm, place to be determined.

Next Meeting

The date of the next Board meeting is 1/11/10 at 4:15 pm at the marina store.

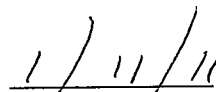
There being no further business on the agenda, and there being no objections, the meeting was adjourned at 5:20 pm.

Respectfully transcribed by,


Yohanna LaRoche, CMCA, AMS
Sentry Management, Inc.

Reviewed and Approved by:


Battery Point Homeowners Association, Inc.
Secretary


Date