

BETHANY WEST RECREATION ASSOCIATION, INC.
Annual Meeting, Saturday, October 8, 2011

MINUTES

CALL TO ORDER

President Doug Mowrey called the meeting of the Bethany West Recreation Association to order at approximately 9:01a.m.

WELCOME

President Doug Mowrey welcomed and thanked all present for attending the meeting.

INTRODUCTION OF BOARD MEMBERS

Doug introduced those members of the Board present and seated at the head table which included, Lonny Moore, John Reed and Barbara Zack. Elynore Decre, Jerry Dorfman, Donna Harris and Kenda Tavakoli could not attend.

APPROVAL OF INFORMATION MEETING MINUTES

The meeting minutes from the 2010 Annual Meeting were approved by the members present.

SUMMARY OF 2011 SUMMER SEASON & OVERVIEW OF UPCOMING 2012 SEASON

Doug Mowrey stated that the Board felt that overall another successful summer season was experienced and the Board hopes to bring back all programs and services again in 2012.

2012 CAPITAL PROJECTS

Doug Mowrey outlined the Board's plans for Capital Projects for 2012:

- Playground-replacement of rubber mulch
- Front & Back Pool Bathrooms-replace shower stalls
- Back Pool-paint alcove and back porch
- Clubhouse-replace carpet
- Pool Repairs-replace coping both pools
- Fitness Center-new ab machine
- Landscaping-add irrigation and clean-up/enhance perimeter of Front Pool

PROPOSED DECLARATION & BY-LAW CHANGES

As of close of business yesterday, only (162) voting forms were returned. This morning, another (38) were submitted for a grand total of (200). This is less than the required number of responses and positive votes to approve any of the changes proposed by the Board. In order to attempt to achieve an adequate response, by the end of next week, Wilgus will mail another vote form to all owners who have not responded and the Board will review the status of the returns and total votes at its November Board meeting and make a determination on how to proceed.

FINANCE REPORT

Cathy McCallister, Wilgus Property Management, stated that the Association continues to be in good financial condition; as of the end of August, it has just under \$411,000 in total assets, \$270,000 of which is in Long Term Reserves.

2012 BUDGET

Doug Mowrey reminded everyone present that all owners were provided with a copy of the Board approved 2012 budget. Doug asked if anyone had any questions regarding it. None were raised and he then asked for a vote of approval, all members present were in favor and none opposed. Cathy McCallister reminded everyone that the Association's fiscal year will change in 2012 to a calendar year. Thus, the dues payment for 2012 will be pro-rated for (9) months as dues for 2011 were paid to cover the months of April 1, 2011 through March 31, 2012.

BOARD ELECTION

Doug Mowrey indicated that there are (5) openings on the 2012 Board and (5) people have volunteered to be considered. He then asked if there any nominations from the floor and there were none. He then asked for approval for the (5) nominates and all owners were in favor. The members elected were Tom Dugan, Mike Grant, Lonny Moore, Doug Mowrey and Arnie Vogel.

NEW BUSINESS

Assawoman Canal Hike & Bike Trail

Doug Mowrey indicated that this project is still in the planning stage. Some owners felt that this would be beneficial to Bethany West; however, some owners felt that there were potential disadvantages including security, adverse affects on wildlife and the need to transgress private property to access the Trail. A public hearing will be held on Monday, October 17 2011 at Bethany Beach Town Hall.

Salt Pool

The Association has started the process of evaluating this type of chlorination to potentially be used in one or both of our pools. Some advantages include less harshness on skin compared with chlorine pools. Some disadvantages include increase start up costs which may be offset by lower chemical costs and effects on pool operating equipment due to corrosion caused by the salt.

Street Lights

The Town will replace about half of the outdated light fixtures/bulbs by the end of this year at no cost to Bethany West. The other half of the fixtures will be replaced when funds are available. The final segment of the upgrading of our street lighting will be for the Board to access the need for additional lights. Additional lights were included in the assessment made earlier this year by the consultants contracted by the Town.

Architecture Review & By-Law Committees

Members were recognized because of the amount of effort which has gone into this project.

Directory

Cathy McCallister commented that there was much discussion about the annual Directory at the Spring Meeting regarding the former format with ads and street listings. She indicated that she would be reaching out via email blast just after the first of the year for volunteers for a Directory Committee.

Tennis Court Locks

Cathy McCallister mentioned that there was some trouble with the keys to both of the tennis court locks and owners inability to unlock them after hours. She announced that after the Back Courts are closed for the winter and the Front Courts reduced to two (2), she would be changing the locks so that one (1) key fit both locks and sending out an announcement via email blast when this occurs and then owners can stop by the Wilgus Bethany office to pick up new keys.

OPEN FORUM

Pool Guards

Some comments were made about problems with Pool Guards this past summer. Changes are being made so these problems should not re-occur.

Fitness Room

Several owners indicated that they were very pleased with this amenity which was used extensively this past summer and continues to be used on a regular basis.

Appearance of our Community

Several owners mentioned that Bethany West looks the best it has in some time. Recognition was given to the Grounds/Landscape Committee.

Temperature in Clubhouse

On occasion the temperature was relatively high this summer. Keeping the doors closed when the air conditioning is on helps keep the rooms cool. It will be ensured that the staff is familiar with operation of the thermostats.

ADJOURNMENT

There being no further business of the association, the meeting was adjourned at 10:30 a.m.

DRAFT