

**MEETING MINUTES**  
**THE PLACID BAY CIVIC ASSOCIATION BOARD OF DIRECTORS**  
**June 2, 2025**

**Attendees:** Dave Czako, President; Jack Bamba, Vice President; Jim Rogers, Treasurer; Karen Roberts, Secretary; Richard Smail; Frank Clark

**I. MEETING CALLED TO ORDER BY THE PRESIDENT AT 6:58 PM**

**Frank Clark** requested to join the PBCA Board. A motion was put forward, was seconded, and agreed upon by all Board Members. Frank joined the meeting table as a new Board member.

The minutes of the April 2025 Board meeting and accompanying Amendment to the meeting (dated May 30) were approved.

**II. BOARD MEMBER REPORTS ON OLD BUSINESS AND NEW BUSINESS**

**OLD BUSINESS**

**Jim Rogers (Treasurer)** provided the full Treasurer's Report via email to Board Members prior to the meeting. He updated the Board briefly on the email report contents. He indicated the largest expense was the insurance renewal and as expenses were significant, in the future the Board may want to consider another insurance carrier. He also informed the Board that new memberships are a bit lower than last year at 75, but that may be attributed to the change to a fiscal year and to summer visitors who have not yet joined. Mr. Rogers also reported that he has someone who will provide an assessment of Chrystal Dam.

Mr. Rogers also requested the Board vote on the addition of the rental agreement "inclement weather policy" discussed at the April meeting: ***"Free cancellation eight hours before event when over 8" of snow is expected or a state of emergency in the area makes travel unsafe."*** A motion was put forward to include the policy in the rental agreement. The motion was seconded and agreed upon by all Board members.

**Karen Roberts (Secretary)** informed the Board that she sent an email to a list of past renters to ask for photographs of their events to post on the PBCA website and perhaps the PBCA Facebook page. The pictures will not only be used for Venue advertising but will be available to other potential renters' reviews for ideas for their events. As of this date, there has been no response from renters.

**Richard Smail** updated the Board on Placid Bay street signs. He is currently setting up a meeting on site with a County representative to show the representative where the eight new signs and poles need to be installed.

**Building and Grounds Committee (Dave Roberts)** reported that he and Frank Clark rebuilt the Chrystal Dam culvert beaver fenced guard, and it appears to be a successful deterrent. He also reported they are rebuilding the damaged grist mill stone at the flagpole. He informed the Board that repair will require the purchase of a steel band or cable and concrete. He estimated the cost of materials needed to complete the project will be \$100-\$200. Volunteers are also needed to work on the repairs! He made and posted a sign for the flag and mill stones area about the history of Wirt's Mill.

**NEW BUSINESS**

**Building and Grounds Committee (Dave Roberts)** inquired whether the Board wants to reseal the T-dock this year. He noted that the last time it was sealed 15 gallons at \$75.00 each was needed to reseal the dock.

Mr. Roberts also suggested the Board find a volunteer to empty the trash receptable at the Lake Mattox boat ramp and watch the dam and docks for damage. Mr. Smail offered to take that on. Discussion ensued about the necessity of trash receptables and that residents should be responsible for "leaving no trace."

Mr. Roberts also suggested the Board find someone to donate a riding lawn mower to help with grass cutting at the Venue and dams that is not done by the current lawn service or other volunteers. He suggested posting a notice on social media sites.

## **NEW BUSINESS, Cont.**

**Dave Czako (President)** informed the Board that he had the leak into the Venue closet repaired. He then provided updates on the roads. He indicated that potholes are improved and that the milling project was successful, although a couple of areas where construction took place later may need to be milled again. He also noted that Holly Way construction will begin very soon. There will be limited access to homes for residents during construction. He will provide a letter/notice to all residents of Holly Way so that they understand the process and schedule for the work. He is also going to request the County to move a portion of the Sanitary District funds to “maintenance” from State Road Sharing so that more funding for road maintenance will be available for the gravel roads.

Mr. Czako also reported that there are too many mailboxes on Circle Lane and hopefully we can get the boxes moved closer to individual homes.

Mr. Smail reported that Placid Bay Dam needs re-inspection as the wing wall is currently separating. Mr. Czako concurred and said he will also ask the County for the previous inspection.

Mr. Czako is arranging a meeting with a County attorney to discuss the ramifications and tax increase potential on Placid Bay Estates residents for the Sanitary District taking over control of common grounds in Placid Bay. They would assume maintenance responsibilities and all liabilities for the grounds. Whether that would include them also taking the Venue is unclear at this point. However, there is limited volunteer membership in the PBCA and those dues cannot cover the increasing costs of all that it takes to keep up with maintenance of our dams, waterways, docks and the boat ramp. There are several projects that the Board has not been able to undertake because of lack of funds. Add to that, the Board is physically unable to maintain the area on their own, and volunteers are not stepping up to assist.

### **This discussion opened a lot of comments and questions from visitors and Board members. In summary:**

--The Treasure reported that funds are balanced. However, while the PBCA budget is balanced this month, that does not take into consideration projects for future maintenance which may exceed any reserves. And, consideration must be given to the age of dams, the boat ramp, etc. They will require significant time and maintenance soon.

--It was suggested a letter be sent out to all residents of Placid Bay to let them know about these potential needs. Mr. Rogers will investigate the cost of a mass mailing through the post office or online service.

--Discussion ensued that a significant number of maintenance duties can be done with volunteer assistance. However, while the PBCA calls for volunteers for every activity and event, response is minimal, and it is the same few people who volunteer. Is it so much a lack of volunteer assistance because folks don't want to commit, and/or because the PBCA manages to get things done so folks are of the mind that the PBCA does not need any “more” volunteers? In either case, the PBCA desperately needs volunteer support and members. Residents should be encouraged to attend Board meetings to learn what's happening in their community.

### **III. ACKNOWLEDGE AND ADDRESS VISITORS**

The President welcomed visitors who wished to address the Board. The following visitors attended the meeting: David Roberts, Todd and Cheryl Porthouse, and Julie Burks.

These visitors were active participants in the discussion about the potential of changes with the Sanitary District.

### **IV. WITH NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 8:15 PM**