

BOA Board Minutes:

Board Meeting, May 20, 2018 4:00 PM

at K Club

The meeting was called to order at 4:00 pm. Board members present were, Nancy Beszterczei, Noreen Barrett, Bob White, Rachel Love-Adrick and Andy Haines.

Noreen asked for a motion to accept the minutes as written from the April meeting. Charlie Sabathe made a motion to approve the minutes, Jerry Levsque seconded. Minutes were unanimously approved.

Guest Speaker: Rev. David Linka, All Saint's Anglican Church

Spoke to the group about an idea for a neighborhood food drive. The first food drive will be held in September. The goal is to hold the drive quarterly in September, December, March, and June. Volunteers are needed.

Treasurer's Report: BOA dues were due on May 15, 2018, after this date a late fee is assessed. As of today 49 BOA dues are still unpaid, notices will be sent out this week.

Secretary's report: None

Committee Reports

Drainage - Scott Carpenter spoke about ongoing drainage projects throughout the neighborhood. at: Hillcrest, Emery Wood, East Chester, West Chester and English Turn. Additionally, Scott spoke about drainage ditch maintenance that includes spraying the weeds in ditches to kill them and then hand removing the debris to keep the ditches clear.

ACC - April

Approvals

313 Eastchester Dr.	Remove Dead Leaning Trees	4/3/2018
803 Lord Granville	Replace Rear Steps with Larger Deck	4/3/2018
217 Lord Granville	Trim Branches & Remove 2 Trees	4/10/2018
408 Oakmont Dr.	Replace Windows (Previous Approval)	4/13/2018
203 Tree Fern Dr.	Remove Dead Trees	4/18/2018
203 Tree Fern Dr.	Replace Roof	4/18/2018
203 Tree Fern Dr.	Replace D-Way Walk with Circular D-way	4/18/2018
420 Oakmont Dr.	Remove Dead / Close to House Trees	4/19/2019
420 Oakmont Dr.	Re-stain Deck	4/19/2018
118 Brandywine	Replace Fence	4/26/2018

311 Lord Granville Replace Roof
410 Oakmont Dr. Remove Dead Trees

4/29/2018

4/30/2018

Beautification – New plantings will be going in at the 24-gate.

Gates - in working order. Nothing to report.

Cameras – in working order. Nothing to report.

Boat Storage – Nothing to report.

Recreational Area - Play set needs some TLC. Board thanked the homeowners who have been fixing the play set when they see something that needs fixing.

Old Business:

1. HOA Dues: After May 15, 2018 a late fee will be accessed.
2. Gate Card & Database/Phone Directory: The database for the community is in the process of being updated. Previously the board used a database that required the board to acquire a license to use. Currently the board is updating the database to a free Google Sheets Document. To update the database the board sent out an audit form was sent out with the dues. As of today about 150-200 have not responded. The board is following up with requests to complete the forms.
3. Bridges Street Extension: the project has been narrowed down the street extension two choices: Old Murdoch Road and Gladys Teasley Lane. A second public meeting will be held by DOT in late spring or summer. Please keep an eye out for future meeting dates.
4. Wilshire Commons: Wilshire Commons is a proposed multi-family development on a vacant parcel located between the recreational area and Reserve Lane. Nothing has been submitted to the Morehead City Planning Board regarding the proposed development. At the November 2017 Planning Board meeting the board requested a Drainage Study from the developer. At that meeting the Planning Board requested that the HOA board reach out to the developer to state concerns. The board has sent two letters to Ron Cullipher and Mr. McClung and has not received a response.

New Business

1. Bylaw Amendment: At the March board meeting the board voted to amend the terms of the board members from 2 years to 3 years. Based on the current bylaws and the procedures followed for previous amendments the board felt that they were within their rights to amend the bylaws in this manner. However, we were informed that based on North Carolina Gen. Stat. 55A-10-21, which governs non-profit corporations including community associations, requires the Board and members of the Association to vote on an amendment to an Association's Bylaws. This has called into concern the current and some previous bylaw amendments. Currently the board is awaiting

clarification from the attorney to rectify the amendments and follow the process as stated in N.C. G.S. 55A-10-21.

A motion was made by Janiece Wall to vote the current board in as the interim board until the bylaw amendment have been rectified. The motion was seconded by John Miller, and passed unanimously.

The next quarterly meeting is June 12, 2018 at 7 pm at the Cedarwood Village Clubhouse.

The meeting adjourned at 5:14 pm.

Respectfully submitted by Rachel Love-Adrick, May 24, 2018