



# Chadwick Shores Plantation Homeowners Association

## Annual Meeting Agenda

**Meeting Location:** St. James Church  
**Time:** 12:00 p.m.  
**Date:** 11/2/24

### **Board Members**

Brian Hanson  
Jeff Garner  
George Harter  
Gary Roberson  
Amy Wise  
Tracy Vannurden

### **Agenda Items:**

1. HOA Election results
2. Budget analysis and recommended dues
3. Road repair and State takeover of roads
4. Street lights
5. Landscaping
6. New HOA website

### **Notes:**

1. **Board Elections:** Thank you all who voted for our new board members. Brian Hanson and George Harter were elected as new board members. George Harter will serve as Treasurer for the board and Brian Hanson will serve as Chairman.
2. **Budget:** The budget was reviewed. The \$350 HOA and \$170 road repair dues should be paid on or before December 31. Late fees will incur after January 31. Please see [attached presentation](#) for more details. *Dues and road repair checks are made payable to Chadwick Shores HOA , mail to PO Box 537, Newport, NC 28570.*

3. **Road Maintenance:** Due to extensive erosion to the Mayflower culvert, repairs were necessary as soon as possible to avoid additional erosion and possible road deterioration. A composite pipe was used that will last much longer than galvanized or aluminum. The total repair cost was \$9163. Upon inspection of all roads and culverts, it is evident that there will need to be additional repairs in the future. Please see [attached presentation](#) for more information.
4. **State Takeover of Chadwick Shores Plantation Roads:** Each road in the neighborhood was evaluated for possible state road maintenance. Currently, Mayflower does not meet occupancy for state takeover and Amelia will never be accepted by state regulations because it is not possible to meet occupancy requirements. The chart on [slide 14](#) explains how NCDOT determines how many full time occupants are on each road. It was requested that each resident check the county GIS to make sure the address listed is accurate for full time residency. Click [this](#) link to access the GIS and follow these direction: 1. Search by last name only and then select your name from the drop down. 2. When parcel description comes up, scroll down to "More" and the mailing address will show up. The board established a Road Maintenance Committee and are seeking residents who would be interested in serving on this committee. Please email Tracy Vannurden at [tracyvannurden1@gmail.com](mailto:tracyvannurden1@gmail.com) if you are interested. See [attached presentation](#) for explicit information about how roads are evaluated for state takeover.
5. **Streetlights:** After the committee met, researched and surveyed the residents, the board voted not to continue with adding more street lights to the subdivision. See resident survey results below. Neighbors who desire to add a streetlight in their proximity will need to petition the board and obtain permission from residents impacted by the light prior to installation. See [attached presentation](#), slides 14-17 for more details.

After reviewing the document regarding adding additional streetlights, please choose below.  
24 responses



6. **Chadwick Shores Landscaping:** Tony King reached out to other landscaping companies and stated that none wanted to consider a bid for Chadwick Shores. River Brother's company currently mows the common area, ditches and maintains the entrance area. As of now, River Brothers offers the best deal as they only charge \$1545 per month and \$210 for weedeating. There was discussion of allowing residents to take over the mowing of commons and require homeowners to mow their own ditches. After much discussion, this topic was tabled and a motion to the board was accepted to wait for further details from the current landscaping company, share that information with the residents and continue this discussion at the next meeting.
7. **HOA Website:** Click [here](#) and check out the new Chadwick Shores Plantation website. Please pass information, pics and requests that you would like to have added to the website to George Harter. There is a password protected section on the website for just homeowners. Paypal will be added to our website so residents can pay dues.

### Next Meeting Agenda Items:

- The next quarterly meeting will be sometime in March.
- Landscaping information will be shared and discussed

### Important Links:

[Chadwick Shores Bylaws](#)

[Chadwick Shores Covenants](#)

[HOA Members Spreadsheet](#)



## Former Meeting Minutes:

[11/2/24 Minutes](#)

[7/20/24 Minutes](#)

[4/20/24 Minutes](#)

[1/13/24 Minutes](#)