

Minutes from the Chadwick Shores Annual Meeting, September 23, 2023

Present:

Directors: Dale Southard, John Thompson, Gary Roberson, Jeff Garner, Brian Hanson

Members: Darlene Roberson, Annaka Thompson, Denise Garner, Olga Hanson, Tommy and Trish Brown, Chelsea Humphry and Ray McLean, Denene Blackwood, Sharon and Wayne Pastirik, George and Jackie Harter, Michael and Tracy Vannurden, Cara Stann, Wade and Martha Merritt, Danny and Laurel Cunningham, Doug and Amy Wise, Matt Pawelezyk

Financial report: The Association has \$4,190 in the checking account and \$30,000 in the reserve account. Expenditures for the remainder of the year are projected to be \$6,529. A temporary transfer of funds from the reserve account will be made to cover the shortfall.

In calendar year 2022 there was a shortfall in revenue relative to expenses. A temporary draw of funds from the reserve account was made to cover expenses. Extraordinary expenses were \$6,000 in legal fees were incurred to draft Amendment 4 to the covenants and to draft letters to 207 Mayflower Drive. The reserve account was made whole with the dues paid in December of 2022. Annual expenses run about \$14,000 (for mowing, electricity, insurance and miscellaneous.) Annual income is about \$18,000 per year, thus in the absence of unforeseen expenses in calendar year 2024 we should have a slight surplus next year. Given this projection dues will remain unchanged for 2024. A notice of dues will be sent soon. Early payment of dues is appreciated.

Status of Amendment 4 vote: Gary reported that there are 28 yes votes on the amendment. On May 16, 2023 an email request to all members who had not yet voted (31 lots at that time) was sent. Included in the email was the page to have signed to certify the vote. Most responses from that time were in the negative. Any members who have not voted are requested to contact Gary Roberson. A positive vote requires notarization. A negative vote does not require a notary. If you need another copy of the amendment please contact Brian Hanson.

Neighborhood appearance. The discussion centered on 207 Mayflower Drive. In May of 2023 the Board wrote the owner and met with her in person. At that time the property had been cleared of most of the junk. Trash and junk has reaccumulated in the yard. The septic alarm on the property was recently lit. Please see action items below for next steps.

Governance. Governing structure was briefly discussed. Biannual voting for directors will take place. Going forward quarterly Board meeting will be announce to all members. These meetings will be open to all who wish to attend. Votes will be by Board members only. The question of conducting business electronically was brought up.

Action items.

- The HOA's lawyer will be contacted to draft a letter assessing fines on 207 Mayflower Drive. Legal fees associated with this action will also be billed to 207 Mayflower Drive. Photographs of the property were taken on September 23, 2023.
- The Health Department will be contacted regarding the septic system at 207 Mayflower Drive.
- There have been recent rulings by the NC State Assembly regarding the use of technology by associations for conducting business. These will be investigated by the Board to see where our governance can be streamlined. (Thanks to George Harter for bringing this to our attention.)