



# Chadwick Shores Homeowners Association

## HOA Board Agenda

**Meeting Location:** Brian Hanson's House  
**Time:** 9:30 a.m.  
**Date:** 4/19/25

### **Present at Meeting:**

Brian Hanson  
George Harter  
Amy Wise  
Gary Roberson  
Jeff and Denise Garner  
Tracy Vannurden  
Heather Osterkamp  
Trish Brown  
Danny Cunningham  
Christohe and Victoria Depaillat

### **Agenda Items:**

#### **1. Budget update**

- George went over the budget report. Please click [here](#) to view that document.
- Dues will need to be paid by September 30, 2025 this year. They are \$350 for the year and a fee will be applied after the due date.

#### **2. Spectrum cable**

- It was discussed that the road repair on Mayflower needed to be completed as quickly as possible due to homes being without emergency services while that section was closed. Trey, the contractor who completed the road repair stopped what he was doing and fixed the culvert as this was a high priority. In doing so, the Spectrum cable was cut during the repair of the road. Spectrum billed Trey \$1206 in which he paid in full. The board voted and approved to repay Trey \$600 from the HOA monies. Brian, Jeff, and Trish each agreed to pay \$200 each to cover the rest of the fees so Trey can receive full

reimbursement. Additional repairs are anticipated for roads in the neighborhood and the Board wished to have Carteret Farms Grading be inclined to bid on future projects.

### **3. Roads, resurfacing, culvert repair and water management**

- The Road Committee will meet again on May 10 to survey neighborhood roads and culverts and discuss plans to repair/provide maintenance to issues. It was discussed that the builders of the new house on Settlement Lane caused part of the road to collapse. Brian communicated with the contractor who stated he will repair the road.
- There was discussion about processes in having the state take over the roads. In order for Mayflower to be considered for state-maintained roads, several more homes will need to be completed on that road. Currently there are five potential building sites on Mayflower. Madewood and Settlement Roads already meet the state housing density requirements but can't become State maintained until our main road, Mayflower, meets standards.
- George stated that he will bring up to the Road Committee a proposal to charge new home builders a road maintenance fee, perhaps \$500, to compensate, in part, the wear and tear that heavy equipment causes to HOA roads. We are not quite 50% built out in the neighborhood so there is expectation of more homes being built in the near future. The roads are now 15 years old and at some point they will need to be resurfaced.

### **4. Roofline/Building approval**

- Currently the HOA covenants state that any home built in Chadwick Shores must have four ridge poles. There was discussion about changing the language in the covenants and possibly making some additions to include other considerations when approving upcoming homes.
- George will put a proposal on the website once the board provides a draft so homeowners can review the changes and provide feedback. If there is enough positive feedback (60% approval will be needed), the board will solicit a vote that will need to be notarized so changes can be made via a lawyer.
- There was discussion about the last proposed amendment (Amendment 4 - now withdrawn) that was sent out to change the covenants to increase the roof pitch for new homes and only approve functional dormers. There were not enough votes to approve this proposal.
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### **5. Front Gate**

- Scott VonNordheim is going to get three quotes for a front gate and share with the Road Committee. The committee will then prepare and share a proposal for a front gate at Old Winberry and Mayflower.

There was discussion about pros and cons of a gate. Some pros include possible discounts on homeowners insurance for living in a gated community, safer streets and neighborhood and less influx of non-homeowner traffic. One con that was discussed is the fact that the state will not be able over the roads if a front gate is installed as it will then be considered a private community

#### 6. **MISC (Kayak dock update, community gathering area)**

- There was discussion about upgrading the community Kayak dock. Brian stated that the dock could be widened and a ladder can be added so that access to kayaks is possible during low tide. There was discussion about a floating dock and/or making the current dock bigger. Brian stated that we could rebuild as is and perhaps increase the width marginally without obtaining a new permit but more extensive changes would require either new permitting. There was discussion about scheduling a date to purchase the wood and request homeowner assistance to fix the dock. The board will discuss and provide possible dates for repairs/upgrades to take place.
- There was discussion about creating a community gathering area on the land near the kayak dock. There was discussion about having to build a restroom facility which would require a major permit. This would not be feasible, especially since the land floods at times.
- There was discussion about organizing a summer community day, similar to the spring one we had last year. Brian offered to use his back yard. **Please let Tracy Vannurden know if you are interested in organizing this event. We would like for it to be sometime in June.**

#### **Important Links:**

[Chadwick Shores Bylaws](#)

[Chadwick Shores Covenants](#)

[HOA Members Spreadsheet](#)

[Chadwick Shores Plantation Website](#)

#### **Former Meeting Minutes:**

[Chadwick Shores Plantation Agendas and Minutes Folder](#)

