

Impromptu Chadwick Shores HOA Board meeting - 12/19/2025

1. Combination of lots. After the most recent annual HOA meeting the Board met to discuss protocols for the combination of adjacent lots. The text of the relevant section of the covenants follows:

21. Upon application to and approval of the Developer or the Homeowners' Association, and in accordance with such Carteret County rules or ordinances which may be applicable, and in accordance with such provisions as required by the Association or Developer, two adjoining lot which have the same ownership may be combined to form a single lot. In such event the newly formed single lot shall have all the rights and obligations of a single lot under these declarations and the bylaws of the Homeowners' Association.

It is the opinion of the board that the recent combination of lots in the neighborhood did not provide an application to the Board and that the Board never gave approval without conditions. The condition provided for one combination of lots, namely the continued payment of two sets of dues, was contested at the annual meeting. The Board hopes to resolve the impasse amicably. Clearly, the text of the section above allows the Board to require provisions for lot combination approval.

Until a satisfactory set of provisions for lot approvals is established the Board will place a moratorium on the approval of any future applications for lot combinations.

2. Parking of extra vehicles on lots. There was much discussion over how many extraneous vehicles can be parked on a lot. There was no consensus on how many vehicles constitutes too many. Nonetheless, we want to avoid the appearance of a used car lot. At a minimum, vehicles should be tagged and have current registration documentation. Further, all lot owners should be cognizant of maintaining good curb appeal for their property. We say this out of respect for each other and to have an attractive neighborhood that makes Chadwick Shores a pleasant place to live.

3. George Harter provided an a budget for fiscal (annual) 2026. The approved budget is attached to these minutes. HOA fees for 2026, \$350, will be due September 1, 2026.

Income & Expense Details

Income		Expenses			Recommended 2026 Budget
2024 Dues + Fines	\$5,400.00	Landscaping	\$14,843.23	Regular cutting + \$3,000 mulch	\$15,000.00
Assessment	\$169.28	Utilities	\$2,289.00	Lighting	\$2289.00
Checking Interest	\$5.74	Insurance	\$946.00	One additional charge pending	\$1200.00
2025 Dues + Fines	\$20,265.00	Annual Meeting	\$479.31	Food, utensils, church room	\$500.00
2026 Dues + Fines	\$350.00	Website Hosting	0		\$100.00
		Road Maintenance	\$603.00	?	
		Legal	0		\$0.00
		Mail	\$295.09	P.O. Box renewal + delinquent notices	\$300.00
		Bank Fee	\$12.50		\$20.00
		Other	0		
				2025 Budget = \$18,411	\$19409.00