

## Minutes

Winter Chadwick Shores Board Meeting, January 13, 2024

Board Members present: Brian Hanson, John Thompson, Gary Roberson

HOA Members present: Tracy and Mike Vannurden, Amy and Doug Wise, Leslie Falls, Andy and Heather Osterkamp, Miles Carter, Denene Blackwood, Tricia and Tommy Brown

1. **Update on 207 Mayflower.** A hearing was held in November 2023 with our lawyer, the Board, and the homeowner regarding the state of the property. As a result of the hearing the homeowner was given five days to bring the property into compliance. The property was monitored for the following three weeks. A letter fining the homeowner for 18 days of non-compliance for junk and trash in the yard will go out shortly.

**Action item:** In a related discussion it was suggested that different legal representation could be found to reduce legal fees for HOA business. Going forward no new legal business will be directed to our current counsel.

2. **The status of the water tower was discussed.** Carteret County has sold its water system to Carolina Water. The County and Carolina water has asked the Board to sign-off on the transfer because of the language in the deed allowing Carteret County to build on what had been a Chadwick Shores lot. After review with our lawyer, we have requested that Carteret County complete its obligation to plant screening trees along the fence line facing our subdivision.
3. **General neighborhood appearance.** Members were generally pleased with the appearance of the neighborhood however there are a few items that need to be addressed.

**Additional lighting.** More streetlights are needed in parts of the neighborhood. There is concern among some homeowners of too much light pollution and to avoid lights shining into homes and thereby disturbing sleep. These concerns are to be balanced by the need for safe streets. Options include additional lights of the type we already have. Alternatively, light fixtures could be used that direct light to the street and away from homes. Another possibility is to put lights on motion detectors. Light as-needed would provide a savings on electricity.

**Action item:** The board will develop a proposal to upgrade neighborhood lighting.

**Ongoing construction:** Several HOA members asked about the stalled construction projects. Things have gone on too long.

**Action item:** Ask homeowners with stalled projects for a concrete plan to finish their homes.

**Neighborhood workday/barbecue:** It was suggested that we could have a spring clean-up day followed by a community potluck style meal. Special attention to the road-front on Old Winberry. Time to be announced.

**Action item:** We need a coordinator for this event.

**Mowing:** It was suggested that homeowners be responsible for mowing the ditches and right-of-way in front of their properties. This would leave only the common areas (front entrance, circle, central septic field and ditches, and the community dock area) for the Rivers Brothers to mow. This should reduce the cost of the mowing. A request was made that encroaching grass on the roads be trimmed again this year.

**Action item:** John Thompson will contact Rivers Brothers about a new contract price for mowing as described above.

**Community Dock:** A suggestion was made that the walk-way to the community dock could be widened to allow easier transport of kayaks to the water. An improved launch area for kayaks would be nice. Is there room for a small floating dock? Is there enough water. The board will explore this further.

4. **Call for nominations to Board:** It was announced that Dale Southard has resigned as Chair and from the Board. Since there is no limit to the number of board members, four volunteers were accepted as interim members. The board now consists of existing members: Garner, Hanson, Roberson, and Thompson, with new members?: Denene Blackwood, Tricia Brown, Tracy Vannurden, and Amy Wise. The need for annual elections was brought up. The board will explore a system for term of service and annual election. Perhaps drawing of straws to establish the limit of existing terms. (Note: It has been pointed out that the board can only appoint a new member to fill a vacancy. The current board – Hanson, Garner, Thompson, and Roberson – will do this and propose a plan to increase participation in governance that complies with our Bylaws.)
5. **Financial:** Gary Roberson reported that we have \$4,000 in the bank. 21 lot owners have not yet paid 2023 fees.

**Action item:** Delinquent lot owners will be contacted for late fees.

6. **New Business:** In no particular order the following items were brought up. (a) The desire to participate in the broader local community. Perhaps to provide some type of material support to our local fire department/EMS providers. Perhaps to support Martha's Mission in Morehead city. (These are extracurricular

activities and will not be supported by HOA dues. ) (b) Start of a Chadwick Shores book club. (c) Initiate a Chadwick Shores Women's club. The Board suggest interested parties to take the initiative on these items. Please coordinate with Tommy and Trish Brown on items (a) and (c). (d) Reactivate the Chadwick Shores website to use as a portal for information about the community. Trish Brown will take the lead on this.