



Chadwick Shores Homeowners Association

Quarterly Meeting Agenda

Meeting Location: Newport Community Building
200 Howard Blvd, Newport, NC

Time: 12:00 p.m.

Date: 7/20/24

Board Members

Brian Hanson
Jeff Garner
John Thompson
Gary Roberson
Amy Wise
Tracy Vannurden

Agenda Items:

1. Budget analysis and recommended dues
2. Street lights
3. Call for candidates for two seats on HOA board
4. New HOA website
5. Landscaping quotes and issues
6. Seagate reimbursement
7. Securing animals
8. Poultry in neighborhood

Action Items:

1. Check the [Chadwick Shores member spreadsheet](#) and make sure your email and phone number is correct. Email [tracyvannurden1@gmail](mailto:tracyvannurden1@gmail.com) if anything needs to be edited.
2. Complete [this](#) form regarding the use of Seagate boat ramp (see number 6 in notes below).

3. Email Tracy Vannurden (tracyvannurden1@gmail.com) if you are interested in serving on the HOA Board (see number 3 in notes below)

Notes:

1. **Budget:** Fees were collected for 2024. Streetlights and grass cutting takes up much of the expenses. Dues notices will be sent out Aug 1 this year. Members are asked to remit as soon as possible. Dues are considered late if paid after December 31.. Click [here](#) and view the Financial Report spreadsheet that Gary Roberson, treasurer provided as a handout at the meeting and compare CY23 and CY24. Motion was set for dues to be increased to \$350. Board voted and approved to increase dues to \$350. The Board wishes to move dues collections earlier in the calendar year. For CY 25 invoices for dues will be sent out May 1, 2025. Dues checks are made payable to Chadwick Shores HOA , mail to PO Box 537, Newport, NC 28570.
2. **Streetlights:** The notion of changing CCEC lights to solar lights was discussed. Due to cost and maintenance of solar poles/lights, the decision was made to leave current poles. There was discussion on whether to place another light pole near 301 Mayflower to provide more light in that area. The board voted and agreed to create a committee that will research and review the necessity of adding more light poles within the neighborhood. This committee will report at the next meeting. Jeff Garner will convene the ad hoc committee for lighting and will contact those who volunteered to serve on the committee.
3. **Board Elections:** The board positions of John Thompson and Brian Hanson are due for election this year. John has indicated that he will not run this year. Brian will stand for re-election. The board would like for any homeowners who are interested in serving on the board to email Tracy Vannurden by September 1, 2024. There will be a vote for the new members at the fall annual meeting. For those who will not attend the fall meeting votes can be submitted to Tracy prior to the meeting.
4. **HOA Website:** George researched websites and proposed that we use Hostinger.com as the website platform for Chadwick Shores. This platform will provide two portals for the website. One portal will be open to the general public, and the other will be used by current residents and logins would be provided. The cost is \$2.99 per month for the basic plan. This will go up to \$8 per month after 48 months.. Board made a motion to move

forward with the website. Tracy Vannurden, as secretary, would update the site.

5. **Landscaping:** Members discussed not paying for common area mowing and having owners of homes where septic flows to pay for mowing that area. There was also discussion on researching different companies to mow the grass. Discussion was made for homeowners to mow their own ditch instead of the landscapers hired to mow the neighborhood. The board approved to have Tony King check with the current landscaper company to see what the difference in price would be if ditches are mowed by homeowners and get an itemized invoice on how the company charges for their service. Proposal was made to continue allowing the landscaping company to mow common areas, ditches and the roadway at this time. Discussion was made that homeowners need to keep side ditches clean as well. Proposal was made to get quotes to get those cleared.
6. **Seagate reimbursement:** There was discussion about when Chadwick was built, provisions were made for homeowners to use the Seagate boat launch. Two homeowners were reimbursed for boat launches at Seagate in CY 23. The suggestion was made to come up with a homeowner maximum refund for the use of Seagate. Another suggestion was made that boat owners be responsible for fees associated with boat launching. It was noted that Seagate homeowners themselves pay for boat launching privileges. Brian asked members to think about how to handle the Seagate reimbursements. Jeff proposed that the community should vote on whether to continue reimbursing homeowners for the use of Seagate boat launch. The board voted and approved to allow homeowners to vote instead of the board acting unilaterally on this action. Please complete [this](#) google form by September 1 so the HOA can use this data to review and share with residents at the next HOA meeting. This data can be used to see how many homeowners use the Seagate Boat ramp and if reimbursement should be offered. It was mentioned to keep in mind that this is a potential large expense for the HOA if too many reimbursements are processed.
7. **Securing animals:** There was discussion that loose dogs running through the neighborhood is an issue. The board reminded homeowners to keep dogs on their property and use a leash when leaving the yard.
8. **Poultry** – discussion was made about allowing homeowners to have chickens. There is little interest in changing covenants to allow chickens or other livestock.

Next Meeting Agenda Items:

Annual HOA meeting date/location is TBD. Tracy Vannurden will email this information as soon as a meeting location and date are established. Due to travel plans of Board members the meeting will be sometime in October or early November.

Important Links:

[Chadwick Shores Bylaws](#)

[Chadwick Shores Covenants](#)

[HOA Members Spreadsheet](#)

Former Meeting Minutes:

[4/20/24 Minutes](#)

[1/13/24 Minutes](#)