

CHADWICK SHORES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING ** MINUTES

Meeting date: January 17, 2008

1. CALL TO ORDER

The meeting was held at the Sneads Ferry Community Building, and was called to order at 7:30 pm by Tony Gillespie, President.

Board members in attendance:

- Tony Gillespie - President
- Bill Keller – 2nd Vice President
- Janet Gargano - Secretary
- Dick Miller – Treasurer
- Casey Barnes – Director
- Ellie Giles – Director

Board members absent:

- Bob Braxton – 1st Vice President
- Ryan Brummond – Director
- Patty Whaley – 2007 Past President

2. MINUTES

Minutes from the November 2007 were corrected as follows:

“old/pending business” Item #2 – the word ‘**lot owners**’ was substituted in place of ‘homeowners’. The word ‘**except**’ was substituted for ‘exempt’.

Motion to approve the minutes with the corrections made by Casey, seconded by Bill Keller

3. PRESIDENT’S REPORT

Tony Gillespie welcomed the new board. He reviewed his preliminary letter he intends to mail to all property owners, the contents of which were all agreed to by the board. Casey made a motion the CSPOA should pay for the expenses in sending out this letter, and it was seconded by Ellie.

Tony said he wants to explore the possibility of putting a boat ramp on our lot, and he will discuss the issue with CAMA.

Committee Reports

1. Treasurer - Financial reports were emailed to all board members. Dick, as approved by the previous board, moved monies from Money Market account to CD’s bearing more interest. He also switched checking account to one which offered

better options. Dick went over all the accounts in detail with the board. Motion was made to approve the treasurer's report, seconded by Bill Keller; approved.

2. Roads- no report

3. Grounds and Maintenance-

- a. Casey bought a ladder and light bulbs for Grounds and Maintenance. He also bought materials for shelves to be installed in gatehouse.
- b. The contract for our lawn maintenance will be up for renewal on April 1, 2008. Ellie and Casey will be sending out letters to several contractors asking for bid proposals for this item.
- c. Dick and Casey brought up the subject of the clogged drains at the front entrance to find solutions to solving this problem.

4. Welcoming- no transactions or new residents in December.

5. Covenants –

- a. Tony to check on 4 properties regarding covenants and restrictions?
- b. Tony said that property variances need to be documented.

6. Amenities - no report

7. Security -

Tony stated that he has the security cameras are ready to be installed at the front gate entrance and exit.

8. Legal -

Bill Keller had nothing to report . He is waiting to hear from committee members, Ron McElheny or Chris Holman.

Old/ Pending Business

1. Judgment to file –

Regarding options to file to declare Chadwick Shores a planned community or to continue as we are, Board decided to remain as we are now.

2. Filing for 501c status –

Bill Keller said he would take on researching information regarding this filing. He believes pertinent information can be found in prior CSPOA records in our storage shed.

3. Bylaws –

Matter of corrections of the bylaws is still ongoing. All agree that the bylaws need to be rewritten.

New Business

1. 2008 Dues-

- a. Dick Miller reported that all statements for the 2008 road fee and dues were mailed in December. Second notices were sent, and most were paid.
- b. Dick and Bill both said they had numerous complaints and inquires about the new billing procedure.
- c. Bill suggested that a letter of explanation be sent out to the property owners.

2. Exempt properties-

Dick Miller questioned the status of an exempt property after it has been sold. The opinion was that the new owner would be responsible for the fees and dues.

3. Resignation of membership-

- a. Discussion was brought up regarding requests from CSPOA members wanting to resign from the association. Reference to this is Section 17B of bylaws.

CONSENT ORDER: “members NOT DEFINED under Section 17B can give written notice to resign”.

- b. There was discussion regarding the 32 exempt property owners. Dick feels these _____ are the only property owners who can resign **if they had previously joined the association.**
- c. Dick Miller suggested not accepting any resignations. (This was confusing to me as to whether or not this was a motion to be voted upon)

3. Rules for Collection of Fees and Assessments -

Revisions to this document made as follows:

Rule #4 - delinquent account changed from 12 months to **5 months**

Rule #5 - last sentence of paragraph re: “the president will act according to the vote” **has been stricken out.**

Rule #6 - revised to read: “If an account becomes an additional 6 months delinquent, a registered letter will be sent to the property owners stating that the **board reserves the right to pursue additional legal actions. deleted in its entirety.**”

Casey made a motion to accept these rules with the revisions. Seconded by Dick, All approved.

4. **Speeding -**

- a. Tony suggested the possibility of installing 12-foot cobblestone sections throughout roads rather than speed bumps.
- b. Dick suggested following up with the Sheriff's department about issuing speeding tickets. Casey will contact the Sheriff's department to ask if they will do this for us.
- c. Tony will contact Ryan Brummond who volunteered take up the issue of speeding and come up with possible solutions.

5. **Open Board Meetings -**

A suggestion was made to have open board meetings each month, or every other month. It was thought that this would prove to be too chaotic and time consuming. Janet suggested that an open board meeting be held only when a property owner requests an appearance before the board to discuss a specific matter. This request must be in writing to the board.

The matter will then be put on the agenda, and any interested parties may appear at the meeting by "signing in" on the log provided.

The amount of time for discussion on the matter will be limited as per the discretion of the board. Motion was made to accept Janet's proposal, seconded by Ellie; all approved.

6. **Voting by the board -**

Casey made note that 5 board members must be present at the meeting in order to have a "yea or nay" vote on a motion pending. Casey suggested that any member not able to attend should give his **proxy vote** to another board member in attendance.

NOTE: this procedure would be for only that one particular meeting.

Motion made to accept Casey's proposal; seconded by Ellie.

7. **Web page -**

Tony suggested creation of a website for the board members (password would be necessary) in order for them to view emails by property owners sent to the CSPOA web page. This is something as a future possibility.

ADJOURNMENT

Motion to adjourn made by Dick, seconded by Bill Keller.

Meeting adjourned at 9:20 pm

Submitted by,

Janet Gargano, Secretary.