

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

Meeting date: March 12, 2008

1. CALL TO ORDER

The meeting was held at the Sneads Ferry Community Building, and was called **to** order at 7:00 pm by Tony Gillespie, President.

Board members in attendance:

- Tony Gillespie - President
- Bob Braxton - 1st Vice President
- Bill Keller – 2nd Vice President
- Janet Gargano - Secretary
- Dick Miller - Treasurer
- Casey Barnes - Director
- Ellie Giles - Director
- Patty Whaley - 2007 Past President

Board members absent:

- Ryan Brummond - Director

2. MINUTES

Minutes from the February 21, 2008 were reviewed and approved. Motion to approve minutes made by Tony Gillespie, 2nd by Ellie Giles.

3. PRESIDENT'S REPORT

- a.** Tony Gillespie opted to forgo the president's report in the interest of time, due to this being the **first** open board meeting. He thanked everyone for coming, and commented that people were happy to have the Board meetings opened back up for attendance.
- b.** He also reported that he had received about **25 positive** comments from his letter, a few negatives, and one question regarding his comparison of the association fees of other complexes in the area with CSPOA fees; that asking if this meant our fees were going to increase, to which Tony replied he felt they would remain the same for immediate future.
- c.** The CSPOA website is operational with pretty much everything from the Covenants and By-laws, minutes from the monthly Board meetings, along with CSPOA policies and news of interest to our community. The treasurer's reports will not be on the website because of its access by the public. Anyone member wishing to see the treasurer's reports can contact Tony, and he will get a copy that member.

COMMITTEE REPORTS

- 1. Treasurer** – Monthly financial reports were emailed to all board members, and were reviewed by Dick Miller. A motion to accept the treasurer's report made by Bill Keller, 2nd by Janet Gargano. All approved.

2. Roads –

a. Chris Holman contacted the vendor to fix the swale, which is causing the problem of standing water in front of Casey’s house. Dick Miller asked if we had a copy of the contract to see the warranty.

b. Richard Civelli, who was in attendance at the meeting, gave his opinion on what he felt should be the depth at which the pipe should be placed in the ground to prevent a collapse.

3. Grounds and Maintenance-

a. The Board awarded the contract for grounds keeping and maintenance work to **A&B Landscape and Design**. A motion was made by Casey Barnes to go with a two-year contract, thus saving the association \$1200 per year. Motion 2nd by Dick Miller; all approved.

b. Ellie Giles reported that Mainscape has started work on the entrance. They are doing the entire irrigation system over which, heretofore, had not been touched in the past 15 years.

4. Welcoming - Dick Miller reported that one new family has moved into the community.

5. Covenants – Tony Gillespie reported that two new homes have been approved.

6. Amenities - no report

7. Security- Cameras, lights and outside plugs are installed and work completed.

8 Legal -

a. Bill Keller reported on his findings regarding CSPOA filing for 501c-3 status. He reported that CSPOA **is not** a 501c-3 entity by virtue of North Carolina state requirements. We do not pay taxes to the Federal government or the State. We pay only a \$35.00 annual fee for the franchise tax to NC because we are incorporated.

b. Tony Gillespie reported that we have a new legal committee working with our two attorneys who have reviewed the covenants and by-laws, and Tony brought both opinions to the meeting. He asked the Board if they should be posted on our website, but Bill Keller thought not because of public access readily available to our website. These documents can be requested through the Board by anyone wanting to review them.

Old/ Pending Business

1. Speeding issues and solutions –

a. Tony Gillespie reported receipt of letters from two very worried and concerned homeowners regarding this issue, and he feels we really need to make a decision on how we are going to protect our community.

b. Tony has contacted a company who will put in a few test rumble strips in certain areas throughout the complex. He is waiting for a quote, and when this comes in the Board will decide where best to place the strips. Tony is also looking into the cost and feasibility of installing 12 ft. cobblestone sections.

c. Peter Sturm, who was in attendance at the meeting, asked some questions about the appearance and placement of the speed bumps/humps, to which Tony responded with some specific options and descriptions.

2. **Street sign for corner of Everett and CS Drive** - new sign has been installed.

New Business

1. **New stop sign** -

Patty Whaley suggested replacing the existing MVD stop sign, which is outside our front entrance with one to match the rest of the road signs within our complex. Rich Civelli noted the sign would have to meet DOT standards for height. A motion was made to have the sign made. Ellie Giles was opposed. Casey Barnes motioned that this be tabled for the next meeting. Motioned 2nd by Dick Miller.

2. **CSPOA policies** -

Tony Gillespie wants to put the “policies” on our website, which will include the section requiring property owners to maintain the grass and/or landscaping on their property to the road. All on the Board agreed this would be helpful.

3. **Signs displayed throughout the complex** -

- a. The issue of various signs being displayed throughout the neighborhood was brought up for discussion as addressed by Don Coble on our website suggestion box. Don asked for a clarification of the covenants regarding this matter.

- b. After much discussion regarding the size and placement of the signs; how long they they should remain on the site, and exactly what signs are permissible, it was agreed that the covenants should be strictly followed. The CSPOA covenants are “cut and dry” as to what signs are allowed and the time limit. Ellie Giles made a motion to abide by the covenants. Motion 2nd by Dick Miller

- c. Patty Whaley volunteered to take on the removal of all signs not in accordance with the covenants.

4. **School buses**-

- a. The Board received two letters and four emails expressing concern about the school buses going too fast on their routes through the neighborhood Bill Keller also noted that the larger buses barely fit in their proper lane.

- b. Patty Whaley volunteered to call the school system and get the matter resolved.

5. **Road fees and Association dues** –

- a. The Board has received some negative letters and verbal complaints regarding the billing of the road fees and association dues. Tony Gillespie explained that the Board has been given **two legal opinions** stating that *“if any of the original 31 lot owners no longer own their lots, the new lot owner is NOT EXEMPT”*.

- b. Tony commented that everyone should pay his or her **fair share** of all expenses, and it is only right and just that everyone living or owning property in Chadwick Shores pay association dues.

- c. Patty Sturm, who was in attendance at the meeting, spoke up to say she feels she is being “blackmailed” into paying association dues. Tony graciously acknowledged her feelings, thanked her for paying her dues in spite of this, and said he thought this would now give her an opportunity to participate in the association.

- d. Tony said he will be putting more information regarding policies and future plans for Chadwick Shores on the Chadwick Shores Property Owners Association website.

e. Amenity account - money in this account will be used for the most important projects to benefit the community. Tony will have a section of our website for input from the property owners as to what projects they would like to have.

- 6. Kirsten Risch**, who was in attendance at the meeting, brought the Board's attention to the fact that she has seen "paid advertisements" on the CSPOA website, and expressed her opinion that this was wrong. Tony said he would address this to our Webmaster, and have an answer at the next meeting.
- 7. Peter Sturm** asked when the new covenants and bylaws would be completed, to which Tony told him that we are doing our best. **Mr. Sturm** also asked about the 'cover letter' that will be included in the new package, and voiced his feelings that the previous letter was not very well done. Tony assured Mr. Sturm that it would be **done properly** this time.

ADJOURNMENT

Motion to adjourn made by Bob Braxton, 2nd by Casey Barnes.

Meeting adjourned at 8:30 pm

Submitted by,

Janet Gargano, Secretary.