

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

Meeting date: June 19, 2008

1. CALL TO ORDER

The meeting was held at the Sneads Ferry Community Building, and was called to order at 7:03 pm by Tony Gillespie, President.

Board members in attendance:

- Tony Gillespie – President
- Bill Keller – 2nd Vice President
- Janet Gargano - Secretary
- Ellie Giles – Director
- Casey Barnes - Director
- Ryan Brummond - Director
- Patty Whaley - 2007 Past President

Board members absent:

- Dick Miller - Treasurer
- Bob Braxton - 1st Vice President

2. MINUTES

Minutes from the May 22, 2008 meeting were reviewed. Motion to accept the minutes were made by Bill Keller, 2nd by Patty Whaley. All approved

3. PRESIDENT’S REPORT

- a.** The complaint by Mr. and Mrs. Ronald Williams of damage to their mailbox has been resolved.
- b.** Katherine Parker’s request for documentation in emails to Tony and the Board is now a dead issue.
- c.** Jerry Hinnant’s complaint about the certified letter sent to him by CSPOA is now a dead issue.
- d.** Jerry Hinnant’s objection to the school buses coming into the neighborhood is a non-issue. Tony stated that this matter has been brought up 3 times this year and has been confirmed 3 times. Tony asked if there was any need for further discussion on this issue, or was there anyone who felt that the school buses should be barred from the neighborhood? Answer to both questions was “no”.

Tony pointed out that this was a project headed up by a community member; a petition was signed by the majority of the community and approved. This is a dead issue.

Bill Keller made mentions of the fact that the buses were still making too many stops, and Tony said this would be corrected at the start of the new school year.

COMMITTEE REPORTS

1. Treasurer –

Monthly financial reports were given to all board members. Dick Miller was absent, and the reports were reviewed by Tony Gillespie, who noted that 32 of the 500 lots in Chadwick Shores are still ‘not in good faith’. Several people present at the meeting were handed the reports to review when offered by Tony to anyone interested. The motion was made by Patty Whaley to accept the treasurer’s report; 2nd by Casey Barnes. All approved.

a. The Aging Summary has 32 property owners who are past due on their homeowners fees. A motion was made, by proxy, by Dick Miller on the Aging Summary that the Board approve, at this meeting, to file liens on the delinquent property owners.

Discussion on the motion:

- Ryan Brummond asked how many of these lots are “clear-cut, no doubt about it”? Tony said we are on ‘solid ground’. None of these fall under the exemption category for association dues, and none fall under the exemption category for road fees.

- Tony stated the policy of collection that is approved by the Board: past due accounts that have received six (6) notices with the last two (2) being by Certified Mail.

- Casey noted that it was last year’s board, which approved this process. He said that if we said we would do this, then we need to follow through.

- Patty Sturm, who was present at the meeting, asked if the Board had gone before a judge with the ‘covenant/consent order’ as was mentioned at the April board meeting. Tony answered that at the April meeting we said we would be taking this in front of a judge because we were being sued, and that litigation is still in process. When we receive notification from the plaintiff’s attorney, then the ‘covenant/consent order’ will be dealt with in court.

- Mrs. Sturm also said that some people only paid their dues because they did not want a lien placed on their house. She said it is not the \$100 that matters, but the fact that they told when they bought their house that they did not need to be part of the association. She feels that she should not have to pay for things she will never use, and she asked where are the amenities. Tony responded that when one first comes into the entrance of Chadwick Shores, there is a big, pretty sign which says, “Deeded waterfront community protected by restricted covenants”. We are abiding by the covenants that are listed in Onslow County, and in those covenants it states that there are amenities (it actually talks about a shuffleboard court). He sees the Tot Lot, and the community dock (which is used by many of the residents, including him). The amenities are also the front entrance, our water bill, insurance and a significant portion of cutting of the grass.

- Tony stated that no one has ever put an amenity into this community that the community did not vote for; it is a capital expenditure, and the community has to approve it, and they approved both of those amenities. He added that it is \$100 a year, and he does not believe the Board forces itself on anyone to do anything.

b. Tony ended the discussion and returned to the matter of whether or not we are going to go ahead and pursue the collection of the **\$16, 412.15** that is in arrears by 32 members of the community. “We have a motion, and it was 2nd by Casey”. Tony asked all in favor of proceeding with liens on these properties to signify by saying “aye”. There were six (6) approved, none opposed; Bill Keller and Patty Whaley abstained. The motion was carried.

c. Ellie Giles addressed those present in the audience, saying that she has lived in CS for 15 years. She knows that this community did not start off on the right footing, and now we are trying to get back on to the right footing. She agreed with what Tony said; and that is that we are not going to be putting in any clubhouse or pool, etc, unless it is voted on by the majority of the community. Everything would be up front as far as what the cost is and, if it were necessary, what the assessment would be if that were to occur. Ellie said she feels that all that has been done in the community has improved everyone’s

property. She cited the front entrance as an example, saying that she has not received one complaint about the way the front entrance looks. Ellie ended by saying that we are not trying to force anything; we just are considering our whole community.

d. Tony added that a ballot listing nine (9) amenities, including 'none', would be going out with his letter, along with the financials tied to each one of them and whether or not there will be an increase in fees or maintenance. When the community as a whole comes back with a vote, that is when we will take that first amenity and go back out to the community with the majority decision, along with what the financials will be, and how we are going to pay for that particular amenity. Tony said there are not going to be any assessments to the community for any additional amenities.

2. Roads -

a. Speed humps: Tony requested that this issue be tabled until the July 17th meeting. Dr. Dante Martin asked to make a presentation to the Board, and all others who may be interested, on this subject. He has done an incredible amount of research about speed bumps, speed humps, and speed restrictive devices. A motion to table made by Ellie; 2nd by Janet. All in favor; none opposed.

b. Swale/drainage issue (ongoing): Chris Holman sent an email to Tony advising him what he uncovered relating to this matter, and giving some recommendations on solving the problem. Tony will forward Chris' email to the Board, and he will ask Chris to come to the July meeting.

3. Grounds and Maintenance: Ellie reported that the sprinkler and irrigation systems are working properly. The sprinklers had been turned off by Mainscape when they were doing maintenance work, and they accidentally left them off. Casey turned them back on schedule. Ellie said that because of the extreme dryness at the front entrance area, zones 1 & 3 were changed to go on for 45 minutes, and the rest of the zones for 20 to 30 minutes.

a. Damaged plants: some of the plants at the back of the front entrance were accidentally sprayed with weed killer by A & B. Some have come back a little, but some are quite brown. Eric, at Mainscape, is willing to wait until September to see if they come back. He also recommended the weeds be pulled by hand when they are so big. Casey is waiting for an email from Mainscape stating that some of their workers saw A & B spraying the weed killer in that area. Once he receives this, he will speak with Andy of A & B about this matter.

b. Mainscape and A & B: Ellie made a suggestion of having Mainscape take care of the front area for the rest of the year. They would take care of the pruning, sprinkler system, mowing and plants. A & B would maintain the roads, Tot Lot, and community lot. Tony and Patty suggested that Mainscape take care of everything that has a sprinkler system tied to it; this would have not in the capital expenditure.

Ellie will speak with Eric at Mainscape, and Casey will talk with Andy at A & B.

c. Well: The Board is considering a well to offset what we are paying annually for water. We would break even on the cost of well in 1 to 2 years. Patty was concerned about the rust, but Ellie thought this could be taken care of with a filtering system. Ellie contacted several contractors, and obtained quotes ranging from \$7.00 a ft. to \$9.00 a ft. with minimum charges from \$750 to \$900 for the first 100 ft. She also got prices using a 2" pipe or 4" pipe, installation of pump and motor (together or separate), hp of motors, hookup to sprinklers and cost of electrical hookup. Prices ranged from \$3,800 to \$7,200 depending on motor and size of pump, etc. Tony Gargano volunteered to help Ellie sort out all this information and gather more specifics to put this together.

Ellie spoke with Chris Harper at Environmental Health, and he said for now, a permit will not be needed if the well is just for irrigation.

Casey advised that with a well, we wouldn't need to have a back-flow preventer, and that would save \$75.00 a year on certification.

4. **Welcoming** - no report from Dick Miller, who was absent; however, Casey advised that he welcomed some newcomers.
5. **Covenants** – Tony reported one request for a variance for a fence which was in the guidelines that we set. He also reported that he turned in four CO's for Mr. Cahoone's houses. The four properties have been completed with no road damage.
6. **Amenities** – included in Tony's letter.
7. **Security** - no report.
8. **Legal** - no report

Old/Pending Business

a. additional speed limit signs - Patty said we would need 8 to 10 additional speed limit signs to go along the roads. Patty made a motion to increase the amount of speed limits signs by eight (8) at a cost that will be within the budget for this item. Motion 2nd by Janet Gargano. All approved.

b. warning signs - Ellie obtained two (2) prices for the signs; 12 x 18 inches was \$25.00 including lettering, and 12 x 32 inches at \$32.00. A motion was made by Patty Whaley to have Ellie order three (3) signs, 12 x 18 inches at \$25.00 each. Motion 2nd by Janet Gargano. All approved.

Ellie will email some examples of the wording to be done on the signs to the Board for a collective decision.

Casey noted that the money for Ellie's signs could come from Grounds and Maintenance, and the money for the speed limit signs would come out of Roads.

New Business

1. Nomination and election committees:

We are seeking volunteers to serve on both of these committees for the election of the **2009 Board of Directors**. Tony asked residents who were at the meeting if they would like to serve on either of these committees. No one responded.

We might want to post this matter on our website.

2. A resident reported seeing children at the Tot Lot skateboarding on the picnic tables.
3. A resident asked about cleaning the community dock of the osprey droppings, which are causing an awful mess. Tony said he would ask Mr. Milton if he could tap into his water, and hose off the dock.

ADJOURNMENT

Motion to adjourn the meeting made by Janet Gargano, 2nd by Ellie Giles.

Meeting adjourned at 8:10 pm

Submitted by,
Janet Gargano, Secretary