

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

Meeting date: January 23, 2009

1. CALL TO ORDER

The meeting was held at the Sneads Ferry Community Building, and was called to order at 6:08 pm by Tony Gillespie, President.

Board members in attendance:

- Tony Gillespie - President
- Jon Firsch - 1st Vice President
- Ellie Giles - 2nd Vice President
- Janet Gargano - Secretary
- Chris Wilkinson - Treasurer (late)
- Casey Barnes - Director

Board members absent:

- Ryan Brummond - Director
- Patty Whaley - 2007 Past President

2. MINUTES

The minutes from the November 16, 2008 meeting were reviewed. Motion to accept minutes were made by Ellie Giles, 2nd by Casey Barnes. All approved.

3. PRESIDENT'S REPORT -

Tony welcomed everyone to the new **2009** year. He then reviewed his President's letter for any discussion, changes or comments from the Board. As per Ellie's suggestion, Tony will add a section for **Committee Vacancies**, which will be a request for volunteers to help on the various CSPOA committees.

Tony will have a section in his letter pertaining to **Mailbox placement**; this item will be put on the February 2009 agenda for discussion. Tony feels something needs to be done regarding some of the mailboxes that are too close to the street. He contacted the

Postmaster in Raleigh and was told the requirements for mailboxes are 24 to 36 inches off the “improved surface”. This is to prevent damage to vehicles and, more importantly, the mail delivery person wants to be far enough off the road as to not create a hazard.

Casey Barnes would also like to discuss the appearance of some of the mailboxes in the community.

1.

COMMITTEE REPORTS

1. Treasurer –

The monthly financial reports were emailed to all Board member for their review.

Tony asked if there were any questions; there were none. Motion to accept the treasurer’s report made by Janet Gargano, 2nd Ellie Giles. All approved.

Tony reported that he received a phone call from Mr. and Mrs. Thacker asking to review the CSPOA books. He told them that as long as they were members in good standing and they made an appointment, we would be happy to accommodate them.

2. Roads -

Tony reported two small sinkholes on Shellbank Drive, at the end of Dale and Fullard.

Chris Holman advised Tony that he has taken his house off the market and will be here in Chadwick Shores for a few more years. Chris has offered to help with the roads if needed.

Casey Barnes, so as to clear up any confusion as to what falls under Roads and

Grounds and Maintenance, made the distinction that: **“anything asphalt is Roads, every-thing else is Grounds and Maintenance. (mowing, drainage, etc)**

2. Grounds and Maintenance -

Trash receptacles – Chris Deterich has found one which meets his satisfaction,

and he
will be putting them in place soon.

Well - the amount budgeted for the well has been approved, and we can go forth with the installation.

Cost Wise - Tony asked there were any issues with the work being done by Cost Wise.

Casey noted that the area on the right of way between his house and the neighbor's house has still not been cut property. He said that Cost Wise needs to remove 5 to 6 feet of the under-

brush, which will greatly improve the visibility from the driveways to the road.

Casey said

that on the whole, he thinks Cost Wise is doing a good job. Bill Gearon, who was in attendance, also gave Cost Wise a 'thumbs up'.

Street signs - Casey reported that he and Chris repaired the two school bus signs; one was struck by a vehicle and the other was leaning so severely to the side that it had to be pulled from the ground. They also made a pole for one of the signs, along with an extra

one for future needs. Casey noted that the original poles were not installed in concrete,

and said he has seen several street signs throughout the community that are starting to lean,

which is an indication to him that they were just dropped in the hole without concrete.

Ellen Gearon, who was in attendance, suggested we might move the school bus signs

further away from the street signs to avoid the temptation of the children from hanging on

them while waiting for the school buses.

Drainage ditches - Tony made mention of the two drainage ditches that go out

across to the creek and said that last year the cost to clean out these ditches was approximately \$4,000. This year, Cost Wise is contracted to clean them once every

quarter at cost of **\$100 for each drain.**

Crepe Myrtles at front entrance - Ellie Giles mentioned that when she has spoken to

Mr. Goines about trimming them she wanted them grow into a 'umbrella style', and not

cut back as they are presently. Tony said he has already spoken to Mr. Goines about this.

4. Welcoming -

We still need someone to head this committee. Ellie said she would speak with Dick Miller to find out what is involved.

5. Covenants -

The Board received an email from Dick Miller advising that the Topsail Board of Realtors state that the lots listed as exceptions in Item 20 in their covenants differ from those shown on the CSPOA website. Tony gave them a call and explained that the Covenants on our website are those filed in Onslow County; he suggested they go to our website and download them.

Renters - Tony noted there is a minimum of four homes, possibility five, in our community that are being rented out by the owners, and in some cases there are between four and seven singles or couples living in these rental properties. He said our Covenants specifically state these are '**single family homes**'. Tony went on to say that he believes these owners are unaware that they have so many people living in their houses, parking in their yard and being a general nuisance.

Tony noted that the recent vandalism in the neighborhood was caused by one of these renters. He and Chris Deterich managed to find the young man, and he was made to restore the damaged CSPOA property to its previous state. He reimbursed Mr. Benson for his mailbox and, further, paid all the realtors whose signs he had damaged.

Evelyn Harvey, who was in attendance, said that one of the renters in the house across from the community lot speeds by her most mornings when she is out walking her dog. Casey said he and Challie Adkins will speak with one of the Marines whom they know who lives in the house, and Casey is sure he will cooperate in stopping this behavior.

a vote
single
state
related in

Tony said he is looking for a Board policy to go out to the community for stating that these are ‘single family homes’, and do we want to allow four or five people or couples as renters? He also noted that the current CSPOA Covenants state ‘**single family homes**’ – therefore, one would assume they (occupants) are some manner.

‘family’.
be an

Bill Gearon said that in his opinion you can’t call seven separate people a He sees this as becoming a real problem for the community. Bill said this might Onslow County problem to enforce.

our

Tony will try to draft a letter relating to the rental situation and pass it to attorney for his opinion.

6. Amenities –

now

Boat ramp - The budget for this has been approved, and Tony said we are ready to hire the ‘subject matter expert’ for the project.

7. Security -

noted

Vandalism - Tony reported an increase in vandalism in the community and several incidents which have occurred recently. One was the young Marine we already mentioned as to the property, mailbox and signs; in another incident, someone ran over our school bus sign.

3.

products
were put in
written on

The last incident that happened was someone scattering feminine hygiene and condoms with red lipstick on them throughout the neighborhood. Some mailboxes, placed on almost every corner and on realtor signs, and what was these, with the lipstick, was inappropriate.

these

Tony rode through the neighborhood and picked up a couple of bags full of items, and Ellie picked a bunch up in her area, also.

their dogs.

Dogs - we have a number of people who are not leashing or controlling

Tony said he does not consider this a Board responsibility; it is the responsibility of the pet owner.

Scooter - we have a very noisy scooter being ridden through the neighbor, and we need to check with the Sheriff on the legality of this. Casey submitted that anything over 50cc requires a proper license. However, he noted that the companies that make these scooters are aware of this and the scooters will be made to only go up to 49cc.

8. Legal - no report.

Old/Pending Business

Christmas party - Tony and the Board thanked Evelyn Harvey for putting together such a wonderful Christmas party. All had a great time, the food was delicious. Tony mentioned that he had received a few inquires as to why no children were allowed, to which he answered that no one volunteered to host a Christmas party for the children; we only had a volunteer to host the adult party.

New Business

Realtor signs in the 'right of way' - Casey received a call from a former board member citing the multiple realtor signs that have appeared in the right of way throughout the community. Casey noted that the signs should be on the property listed by the realtor, and suggested someone call the realtors and have them move their signs. Janet said she would make the calls.

Nomination to fill the open Director position - Casey Barnes made mention of the fact that we have an open Director position on the Board, and he would like to nominate Challie Adkins to fill this position. Mr. Adkins received two (2) write-in votes on the November 2008 ballot. He is a member in good standing and has met the requirements necessary to serve on the Board.

Tony asked if there were any other candidates for this position present at the meeting. Janet confirmed that neither Don Dunn nor Milton Uzzell, both of whom had two

write-in

votes on the November 2008 ballot, were not present at the meeting.

Janet further noted that when the request for nominations to the Board was mailed in August to the members, Mr. Adkins was the only person to submit his name.

The motion to seat Challie Adkins as director was made by Casey Barnes,
2nd by
Jon Firsch. All approved.

Community dock -

Ellen Gearon brought to the Board's attention the fact that someone is putting in make-shift pole holders along the dock; she felt this could be a problem. She also noted than several of the cleats were gone.

4.

Tony advised that he had removed the cleats because they were worn and cracked.

He also said that he and Chris would put in some stainless steel cleats and remove the pole holders.

Drainage ditch on CSD –

Ellie made reference to the gentleman who put in his own ditch system on the property located on CSD across from Dale Dr. She said that when she drives by she has noticed that a 'dip' is starting to form.

Tony stated this gentleman and his neighbor both put in the ditch, and they both received a letter from the Board asking them to submit a statement to the effect that they would be responsible and accountable for the maintenance of that ditch due to the fact that they modified the property without authority.

Bill Gearon mentioned a recent newspaper article about two neighbors having an argument about a ditch, and it stated that under North Carolina law it is a felony to mess with a ditch in any way that will alter the flow. Bill said he would try to find the article and send it to the Board.

ADJOURMENT

Motion to adjourn the meeting made by Casey Barnes, 2nd by Ellie Giles

Meeting adjourned at 6:53 pm.

Submitted by,
Janet Gargano, Secretary

02/25/2009