

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

Meeting date: February 27, 2009

1. CALL TO ORDER

The meeting was held at the Sneads Ferry Community Building, and was called to order at 6:05 pm by Tony Gillespie, President.

Board members in attendance:

- Tony Gillespie - President
- Ellie Giles - 2nd Vice President
- Chris Wilkinson - Treasurer
- Janet Gargano - Secretary
- Casey Barnes - Director
- Ryan Brummond - Director

Board members absent:

- Jon Frisch - 1st Vice President
- Challie Adkins - Director

2. MINUTES

Minutes from the January 23, 2009 meeting were reviewed. Motion to accept the minutes as written was made by Casey Barnes, 2nd by Chris Wilkinson. All approved.

3. PRESIDENT'S REPORT

a. Tony announced the resignation of Past President Patty Whaley. Patty has served on the Board as Past President for 2 years in a row, and now the new business she and her husband have started is taking up much of her time. We certainly thank Patty for all she has done on the Board and for this community over the past 5 years. She will be missed.

b. President's letter has been mailed to the property owners, and Tony reported he has received numerous emails and phone calls; so far, only 1 negative comment.

c. Speeding - Tony noted an email to the Board from Ryan Crais, one of our property owners, who wants to revisit the speeding issue, again. He is returning to the Eastern seaboard and is considering moving on base because he feels, now that he has small children, that living in the community is not safe.

Tony agreed that in some cases, Mr. Crais is correct. Tony noted there are drivers going through our community passing other cars, tearing up yards and running over street signs. He said he is at a loss as to what can be done to control this behavior and will continue this discussion under the 'roads portion' of the meeting.

d. Mailbox placement - Tony opened discussion on this subject, which was included in his February '09 President's letter and addresses the matter of "mandatory standardized mailboxes" for the neighborhood.

> some mailboxes are shabby and none of them match.

> some mailboxes are too close to the street for roads as narrow as our roads are.

Tony advised that the Postmaster will now allow mailboxes to be placed on both sides of the street.

Dick Miller asked if the Post Office had actually approved the installation of mailboxes on both sides of the street, noting he had made a similar inquiry last year and was told 'no'. However, Tony noted there already are several mailboxes on opposite sides of the streets, and the mail delivery person assured him this was all right, but he will contact the Postmaster's office in Raleigh and ask for a letter of confirmation.

He also noted that a suggestion had been made that the Association purchase a nice, high-end mailbox for all the properties, except for the ones that are permanent in concrete, brick or mortar. He asked for the Board's opinion as to whether a letter should go out to the property owners asking for their input on changing the current mailboxes to a nicely designed standardized mailbox with a newspaper receptacle.

Ellie asked about the cost, and Tony indicated it should run approximately \$130.00 installed per mailbox.

Casey suggested the cost might be closer to \$220.00, using a similar but smaller complex as a comparison. He also noted that he, personally, after seeing the condition of some of the mailboxes (some look great, but others are trashy) is in agreement with this suggestion.

Casey and Dick Miller made mention of two other communities that include the cost of the 'mandatory standardized mailboxes' as part of their closing costs. However, it was noted that this provision was in the original covenants of these communities and, therefore, would not pertain to CSPOA as there was no provision relative to this matter made in our Covenants.

Chris Holman, 1307 CSD, said he was all for the standardized mailboxes and suggested they could be in the same motif as the stop sign at the front entrance. He alluded to upper-scale communities in Porter's Neck and elsewhere and stated they give a 'great appearance' to the complex.

He disagreed with the idea of moving some of the mailboxes back 30 ft. from the road; he felt having them close to the road would tend to slow down traffic. Tony noted that just in this month alone, 13 mailboxes have been damaged; some by vandalism and others by vehicles. This is one reason why he feels the mailboxes should be moved back

Tony said that placement of the standardized mailboxes is not something that can be done this year, as it is a capital expenditure and would have to be put up for a vote. But, he put the question to the Board as to collecting information as to cost and style, and putting the suggestion out to the community in the next President's letter for their input. The agreement of the Board was that Tony should go ahead with this in next his letter.

Ellie asked the question, "if a mailbox is damaged who will pay for the repair or replacement - the Association or the homeowner"? Casey volunteered his opinion that once the mailbox is in place, just as it currently stands now, it would be on the homeowner to take care of that.

107 Everett Drive - Tony advised this is a new homeowner who has cleared his backyard, put down riprap, gravel, sand and slit mesh and has built a retaining wall and is now

packing in dirt. This, according to Tony, is a wetlands that is a spring which feeds all the way to Everett Lake. He specified this **is not a Board issue**, other than the fact that it might interfere with Everett Lake. However, just for the Board's edification, Tony advised that he spoke with the property owner and with Ms. Tara Croft at CAMA. She did come out and take pictures and called me to say it is a wetlands and has turned the pictures over to the Army Corp of Engineers and Onslow County because it is not a CAMA issue, it is a wetlands issue.

Once again, Tony said he spoke with the homeowner and explained everything to him that he had learned from Ms. Croft. Tony related to the homeowner that this is not a Board issue; that it is between he, Onslow County and his neighbor, Chris Diederich.

Tony stated that the property owner built the retaining wall without doing any type of survey, and he has now sent Tony a request to install a fence. Tony said there is absolutely no variance required but there are still some questions about property lines, but he feels that at some point, the Board will have to require him to have a survey done before it can grant to fence.

Tony asked for the Board's input in that since there is no variance required and as long as the property owner does not go into the 'right of way' do we have a "dog in this fight"? of a property dispute?

Casey opinion was that since the property owner has submitted the paperwork requesting a variance, the only reply by the Board should be, "you are approved to build you fence assuming you stay within you property lines". Tony agreed, and Ryan stated that the Board either approves or disapproves a variance based on the Covenant. (Ryan did suggest trying a 'friendly neighbor' approach).

COMMITTEE REPORTS

1. **Treasurer** – Monthly financial reports were emailed to all board members, and were reviewed by Chris Wilkinson. Chris also noted that he had been working with Evelyn and had been able to satisfactorily resolve several small issued.

A motion to accept the Treasurer's report was made by Janet, 2nd by Ellie. All approved. Tony asked if any of the members present in the audience would like to see the reports; no one responded.

2. **Roads** –

- a. Sinkholes on Shellbank/Drainage ditch on CSD which is starting to 'dip'. Challie Adkins, chairman of Roads, was not present. Tony had no update at this time.

- b. Reflectors at fire hydrants – Ellie asked about the replacement of the reflectors on the roads adjacent to the fire hydrants. Tony said he believe Challie had already taken care of this matter.

3. **Grounds and Maintenance-**

Cost Wise - Chris Diederich, chairman of G&M, reported that Cost Wise is doing a good job in the mowing and cutting back of the brush to the new property lines.

Chris also reported that Mr. Goines had relocated all the realtor signs on the right of way back to the property line, as requested by Janet.

Tony reported a damaged light at the community dock near the water. He noted that our insurance company requires us to have the lights functioning.

Well - Ellie reported that Tony Gargano has received three proposals for the well, and has requested one of the contractors to make some revisions in the proposal before he makes his final decision. Ellie said she has advised Chris that she spoke to Mainscape as to what shrubs would need to be cut back in the area of the well.

Marie Valasquez, 363 CSD, asked the Board why the grass on the 'right of way' is only cut on the unimproved lots and not all around the entire 'right of way'.

Casey explained that in the past too many property owners complained about the way the grass was cut – some wanted it shorter, some longer. The Board decided it would be more productive to cut only on the unimproved lots.

Tony explained that it is the policy of the Board that the owner of an improved property has to maintain the grass up to the road.

Ryan Brummond questioned if the Board has a policy regarding improved lots that are let to grow. Tony advised that the Board sends out a letter to the property owner, and if the grass is not cut within 10 days our contractor will cut the grass and the property owner will be billed \$65.00.

Tony stated that he had received an email from someone stating that the neighborhood is looking "shabby and run down". He responded back that it was winter, and we did cut back a lot of the brush to get our right of way cleared to the new property line, and we're hoping when spring comes and everything starts to bloom it won't look quite so 'shabby'.

4. Welcoming - Ellie Giles reported that Melissa Brummond has volunteered to chair this committee. Many thanks to Melissa!

5. Covenants –

Renters - Bill Gearon sent Tony a copy of Onslow County's Occupancy Ordinance, and Tony stated that Chadwick Shores is listed in Onslow County and in our Covenants as 'single-family homes'. Tony then read the Occupancy Zoning Ordinance pertaining to single-family dwellings:

"Zoning Ordinance, Onslow County, NC, Approved
Dec 15, 2003. Under definitions, Article XV111, Section 1810.

"DWELLING, SINGLE-FAMILY (Site-built). A residential building constructed completely on-site for the occupancy by one single family."

"FAMILY. One or more persons related by blood, adoption, or marriage, and their foster parents, or children, or stepparents, or stepchildren, living together in a single dwelling unit; or a number of persons eighteen years of older, not exceeding four and their children or stepchildren under eighteen years of age, living together in a single dwelling unit, though not all related by blood, adoption, or marriage; and such domestic servants as are employed on the same premises. A family may include five or fewer foster children placed in a family foster home licensed by the State of North Carolina. The term family shall not be construed to include any group of persons living together as a fraternal, sororal, social, honorary, or professional organization."

I would interpret that to say that a married couple cannot have more than two other non-related adults living in their house.

Tony continued on to state that we have a number of renters in the neighborhood, some where there are with 4, 5, 6 to 8 single folks living in one house; there are cars all over the street and yard, and we are having issues with the appearance of the properties and traffic in the neighborhood.

Tony went on to mention the Uzzell house down by the community dock. He said he received a very long email from a young mother who went down to the dock with her child. The renters in the Uzzell house have a pit bull that charged her golf cart and then her child, and then proceeded to get in the golf cart. The woman screamed to the dog's owner, who was at the house, and who said, "oh, he won't bite." She asked Tony what she should do and he said to immediately call 911 and have the Sheriff to go to the house.

Tony said he went to the house and spoke to the man about the incident and he (the renter) claimed the dog wasn't there full time and it belonged to a visitor. He told Tony he would make sure that didn't happen again.

Dick Miller said that these renters have another dog which roams around the park. Chris Holman said the Uzzells have been renting the house to military for 3 years, and at any one given time there are 4 to 5 people living in that house. Chris also stated that he feels if these incidents continue, it will bring down property values.

Tony made the suggestion to send a copy of the Onslow Occupancy Ordinance to the property owners and inform them that they need to speak to their property management firms about their rental practices; that these are single-family homes and not apartments.

Ryan stated that having 7 or 8 cars in a driveway and 5 or 6 young guy living in various homes throughout the community is a detraction of our community.

Tony added that there are also traffic and speeding problems associated with these situations.

Chris Wilkerson said he would like to make a motion that we support sending out the letter to the property owners and enforcing the ordinance; Ryan also agreed.

Ellie suggested that a time frame be mentioned in the letter, and the Board agreed.

Tony wanted a clearly defined motion on enforcement of the ordinance with a stipulated time frame. He said the only caveat he would add is that we run this by our attorney.

Casey made a motion that the Board send a letter to the homeowners as well as the rental agencies stating that we are going to enforce the "zoning occupancy ordinance", and they have until July 1, 2009 at the earliest or as such time, thereafter, as our attorney says is the appropriate time to correct the problem.

The motion was 2nd by Chris Wilkerson; All approved.

Variance request from Chris Diederich, 504 CSD - Tony explained that when Chris's house was built; one corner of the house was canted and encroaches about 8 to 10 feet on the 75 ft. setback, and he needs this fact documented. Tony said he has documented this, and he will have it stamped and signed by another board member.

6. Amenities -

Boat ramp - Tony reported that our 'subject matter expert' is going to be looking into this matter. Tony said he, himself, does not have a lot of hope for a boat ramp after talking with Ms.Croft, simply because they are not allowed any longer; but we will see if our SME can do us any good.

7. Security-

Tony said there is a significant problem in the community with vandalism. He received a call during the week from a lady who had mailed a birthday card to her daughter along with a \$100.00 check. Someone opened her mailbox, took and ripped open the envelope and took the check, and then put the envelope in the next door neighbor's mailbox.

Ellie's mailbox was destroyed and her mail is still missing. Mr. Benson's mailbox was damaged, but fortunately we discovered the person who did the damage, and he made full restitution.

Tony said he is now of the opinion at this point in time, with so many people and home built in the neighborhood and because the economy seems to be causing an increase in crime in many areas, he wants to explore the possibility of hiring an off-duty policeman for 20 hours a week to patrol the neighborhood a various time of the day and night. The issue with this is that an off-duty policeman must be covered under our insurance.

Another recommendation is to post a guard at the front entrance; this would raise our Association dues to about \$150.00 per property owner.

There is also the suggestion of cameras covering a greater scope of the neighborhood, but that presents a problem with the "privacy act". Tony said we do have the ability to install cameras at the front entrance, but we need ones that are encased and can survive our salt air.

Chris Holman said he, as a person who pays a lot of Worker's Compensation insurance, and Garage Keepers and liability insurance, thinks hiring an armed off-duty policeman is a bad idea. Chris feels a better solution is to hire a Security Guard company that would drive the through the community between the hours of 8:00pm and 6:00am (just as an example). They carry their own insurance, they are an unarmed person, and they use radios to communicate when they spot something, and they would be quite a bit less expensive.

Chris volunteered to do the research on this and present the information to the Board.

8 Legal - no report

Old/ Pending Business

Real estate signs in the right of way -

Janet reported that Chris had Mr. Goines move the signs to the new property line in the right of way.

New Business

1. Request to re-grade embankment -

John Gaumont emailed the Board suggesting that we re-grade the embankment on the sharp curve along CSD between Everett and Fullard. Tony noted we have since cleared the area way back because it was extremely overgrown. It is still and sharp curve, but that is the road; you can now see around it. Tony said he would respond to Mr. Gaumont.

2. Oil spills from the Waste Management trucks -

Tony said the company was contacted and they thought a truck might have been leaking. Tony said 99% of the leakage is our wet garbage when it is compacted.

3. **Ryan Brummond, one of our directors**, announced to the Board that he will be resigning no later than June 1, 2009 due to the fact that he is taking his PCS orders. Tony said he understands this PCS is a 'good thing', and that congratulations to Ryan are in order.

Good and Welfare - Tony asked if anyone in attendance had something to put before the Board. Mr. Charley McMurray, 403 CSD, asked about the speeding issue that was mentioned at the beginning of the meeting. He wanted to know if speed bumps were going to be discussed, again, this year.

Tony said that if we go ahead with the security company that it would eliminate a goodly portion of our speeding issues.

Casey noted, to his dismay, a ballot was sent out on Speed Humps, and they were defeated. He noted, however, that we also discussed 'cut-out strips' or cobblestones. He stated that this is one of his pet peeves, and we need to do something. He feels the speeding situation hasn't gotten any better even though we placed additional speed limit signs through the neighborhood.

Discussion on this issue was on going between Chris, Casey, Ryan, Ellie and Dick Miller, with reference to opinions and solutions; removable speed bumps which spike into the road; the affect on the time emergency vehicles loose going into an area with speed bumps; third party tickets, etc. Chris Holman said he will try to get a price on the 'spike strips'.

Tony said he believes the Board will have to approach this matter, again, before the year is out.

ADJOURNMENT

Motion to adjourn the meeting made by Ryan Brummond, 2nd by Casey Barnes.

Meeting adjourned at 7:01 pm

Submitted by,

Janet Gargano, Secretary.

March 26, 2009.