

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

Meeting date: April 23, 2009

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
- Jon Frisch - 1st Vice President
- Ellie Giles - 2nd Vice President
- Chris Wilkerson - Treasurer
- Casey Barnes - Director
- Ryan Brummond - Director
- Challie Adkins - Director

Board members absent:

- Janet Gargano - Secretary

2. MINUTES

Minutes from the March 26, 2009 meeting were not available for review as Janet was out of town and unable to send them out. The Board agreed the March minutes would be approved at the next meeting.

3. PRESIDENT'S REPORT - Tony has combined the Covenants report and his President's report.

a. Tony reported three submittals; two from Cahoon Builders (which Dick Miller has) and **one** from Mr. Dorman. Tony stated that one of the submittals required a variance because of where the septic went and to keep 20 feet of the back yard. There was no problem; the variance has been signed and turned back in and Evelyn has received the checks.

b. Tony reported he spent some time with the Sheriff and his deputy because of someone trespassing and committing arson on a property he did not own. A resident property owner decided to go across the street and clear some property. Tony had been driving through the neighborhood when he stopped this incident and called the owners of the property as well as the Sheriff's department. The Sheriff came out and explained to the gentleman that his action was illegal; the man has promised not to do that again.

c. The second incident was a home break-in which happened during the day when the residents were at work. Some one pulled up in a van and broke in through the front door.

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Tony said this is a great cause for concern, and with that in mind he has spent some

time with the Onslow County Sheriff and one of his deputies, and they are going to increase their presence in the community.

d. Tony said he also took the Sheriff and deputy out to xxx xxx to speak to the homeowner and owner of the 2 cars which were parked on the 'right of way'. The Sheriff informed the owners that they would get no more warnings; if the vehicles were parked on the 'right of way' again, they would be impounded and towed immediately. The owner rapidly moved the cars from the 'right of way'.

The Sheriff and deputy made a report, and now if anyone else parks in the 'right of way', we can have the vehicle towed. We do not have to call the Sheriff's department or make a report; the towing company will do so.

Tony stated that parking on the 'right of way' is considered a safety hazard, so the vehicle is authorized to be towed, and this is now a policy of CSPOA.

e. Lights - Johnny Wilkerson repaired the lights at the front entrance; the photocell had to be replaced.

f. Gatehouse doors - Three doors of the gatehouses were damaged; the glazier came out to look at them and gave us a price of \$800.00 to repair the doors; one of the doors had to be replaced and re-hung.

g. Mailbox damage - Dick Miller reported that his and other mailboxes had been struck by a car; Dick said the mirror on the passenger side was damaged and the glass shattered. Tony said he is going to check on one particular house in the neighborhood that is occupied by renters who have a tendency to drive erratically.

h. Camera system - Tony mentioned that an **X 10 camera system** housed in your dormer, looking out over your driveway, is perfectly legal. The system reports to your local computer and uses very little storage space in a 30 day period and shows your front yard and driveway.

i. Renters - Tony said we can go ahead **and** put the Onslow County Occupancy Ordinance in a letter to the property owners and property management companies. These are single family homes and there can be no more than two unrelated persons living in one house. He said that the property owners and rental agencies will be given a reasonable amount of time to correct the situation.

Casey mentioned that his neighbors who recently moved in across the street gave him a copy of a policy that was passed in their homeowners association in Pennsylvania and stated that if you are going to rent your house and you no longer live in it you must pay double association dues. Tony said he didn't think we could do that in our association.

j. By-laws - as a side note, Tony stated that he **has researched** the CSPOA by-laws and found that, because he has two years as President, he doesn't have to sit on the Board as past-president next year.

Dick Miller asked what the Onslow County Ordinance was as pertains to the renters. Tony explained that you can rent your house to *related persons*, but there can be no more than *two unrelated persons* living in the house without a variance. Therefore, five or seven Marines living in the same house is not acceptable in Onslow County in a community that is described as a '*single family community*'.

k. Lawn maintenance - Tony noted that now that spring is here and the grass is starting to grow, we have a number of property owners who are not cutting their lawns.

Tony said his letter will address this and advise that lawns on improved properties that are not maintained will be cut by Cost Wise and the property owners will be billed at \$65.00 per cut.

COMMITTEE REPORTS

1. **Treasurer** – Monthly financial reports were emailed to all board members, and were reviewed by Chris Wilkinson.

Tony said that one of the things he would like to speak about in the Treasurer's report is that, according to our electric bill, we are paying for seventy-one (71) streetlights, and he wanted to know if we actually have that number in the neighborhood.

Dick Miller and Ellie said that the Association increased the number of streetlights a few years ago. Casey, Dick and Ellie all agreed that we have pretty much doubled the original thirty-five (35) streetlights that were placed in the community.

Both Tony and Chris feel the seventy-one count may be incorrect, and they are going to do some research; Tony said he will drive the neighborhood at night to get a better count, and he will ask Chris Dieterich to also check the number of lights.

A question was asked about the number of outstanding fees, and Evelyn Harvey **said** there were quite a few at the beginning of this year, but now the number is down to about the same as the previous years and **with** much the same property owners.

Dick Miller mentioned that Hal Corzine told him that Escoba Bay really goes after those who owe back dues, and they have a really good collection rate.

Tony said that one of the proposals he wants to make is that we start foreclosure proceedings on liens that are more than two years old. He questioned why we are wasting time and effort on liens that are over two years old if we do not intend to take action - either the property owners pay or we foreclose.

Tony asked for a motion to accept the Treasurer's report; a motion was made by Casey Barnes to accept the Treasurer's report; 2nd by Jon Frisch. All approved.

2. **Roads** –

- a. Sinkholes on Shellbank Drive - Challie Adkins stated he has contacted the paving company, but he first wants drive the neighborhood to see if any other repairs may be necessary.

- b. Drainage ditch on CSD - Tony said the dip in the ditch was just that the ground was starting to settle. He went by after the heavy rains and it is draining properly. Tony also mentioned he still has to obtain the letter of responsibility **from** the property owner, and he thinks he will have the attorney send him (property owner) a letter.

- c. Reflectors - Challie said he obtained a price for the reflectors to be installed in the roadway adjacent to the fire hydrants; \$10.00 to \$15.00 each and they will be going is shortly.

3. **Grounds and Maintenance-**

Chris Diederich, chairman of G&M, was not present at the meeting; Casey said there was not anything to report from Chris. However, Casey said there were a few things he wanted to speak about with Chris;

One was the front entrance: Casey said it looks great, but he thinks we need to **have** the old pine straw removed and fresh pine straw put down.

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Second, he would like the Board to approve the spraying of the area **at** the Tot Lot for

fire ants. Casey noted the cost would be about \$200 - \$250.00. Tony said this is part of Grounds and Maintenance, and he would tell Chris D. to have it done.

Ellie noted that the front entrance is usually done in May, and Mainscape will be coming out to lay the pine straw and replace some of the plantings.

Well - Ellie reported that everything is now in place for ARMS Waterworks to start, which will be anytime now.

- 4. Welcoming** - Tony said it has been brought to his attention that, maybe, we should disband this committee. He said that right now it is a bit haphazard; he doesn't know at this point in time who owns a home and lives here or who is renting.

Ryan said that he and Melissa are still trying to track down all the material needed, and if someone can tell them what the 'welcome packages' consist of along with a list of the current new residents, he and Melissa can start on a weekend. Dick Miller said he will give whatever information he could to Ryan after the meeting.

- 5. Covenants** - 3 submittals, variance approved on one submittal w/septic; letter to property owners and rental agencies regarding **renters** living in our neighborhood were all discussed under the President's letter.

- 6. Amenities** -

Boat ramp - Tony reported that CAMA will be out here in a few weeks to look at site of the proposed boat ramp. He also mentioned that Ellie had given him an old document that shows part of the Uzzells' property - the steps - actually encroach onto the community lot. Tony said the Uzzells' received a letter to this fact a long time ago.

- 7. Security-**

Community dock sign - Tony had recommended that a sign be placed at the community dock. Ellie said we are just waiting for authorization of the wording -

“CSPOA Private Property

Authorized for use by CSPOA members and their accompanied Guests.

Closed from 9 pm until 5 am and/or no one under the age of 16 will be allowed without a parent or guardian.”

Ellie questioned whether the 5:00 am time was too early and, perhaps, disturb the neighbors in the area. After a short discussion, it was agreed the opening time will be **6:00 am**.

Security cameras - Chris Diederich has obtained a quote on installing security cameras at the front entrance (coming and going), and at the community dock. The quote was \$4,000.00; Tony said we would have to put this in the budget for next year.

Casey, however, noted that because the cameras are not a Capital Expense, and if there is money left over in the budget this year, we may be able to do the cameras.

Ellie thought this still had to be approved, and Tony said he will put this item in his letter due to the fact that the amount is over \$1000.00, and have it put **out for** a vote to authorize the funding if there is any money left over at the end of the year.

But, he said we need to do something because crime is going to continue to rise. He noted that if there had been a camera at the front entrance, we would have caught whoever did the damage and they would be paying the \$800.00 instead of us.

Security company - Chris Holman did a great deal of research of this subject and came up with quite a bit of information. Tony said, unfortunately, to put it simply – we cannot afford to hire a security company; the cost is about \$45,000.00 a year to have someone patrol twenty hours a week. Chris was very disappointed with some of the information he received back from the companies he contacted.

Tony advised that Onslow County and Topsail are going to provide a proposal to drive the community. He said that Onslow Sheriff's department actually does this; the off-duty sheriffs are allowed to drive their patrol cars in an 'off-duty status'.

Ryan suggested that a patrol car could be parked inside the entrance at the small **Covenants** sign for so many hours a few **days** a week and thru the weekend; he thinks this could be an effective deterrent.

School bus - Evelyn Harvey mentioned that a school bus, which picks up one student along Bayshore Drive is always speeding both coming and going. Tony said if Evelyn can get the bus company name and number of the bus he will contact them.

8. Legal - Tony said this topic will be discussed in a closed session after the regular meeting.

Old/ Pending Business

Speed bumps/humps - Tony said this subject keeps coming up at the meetings, and we will just continue send it out to the community if that's what people want.

New Business

Sidewalks - Tony said he has been doing research on **this** subject, and has received bids from three companies on putting in a **three foot sidewalk** on the outer loop of Chadwick Shores Drive. There would be **two feet of grass** for mailboxes and such and **three feet of sidewalk**. Tony said that if it is a permanent mailbox they could engineer around it.

Tony said it would be a 3.8 mile concrete sidewalk; three feet wide poured with Additives to prevent cracking, with broomed finish.

775 yards of concrete @ \$15.00 per yard, and poured and labor @ \$55.00 per yard.

Tony said one quote came in at \$500,000; one at \$130,070 and one at \$170,050. He would like the Board to think about putting this proposal in the budget as a Capital Expense for next year. He said the Association can afford to do this, and he also thinks with a plan for over five years, we can do a four-foot section on the inner loop.

We may have to move mailboxes to the inner side, but there would still be grass between the road and the sidewalk.

Tony noted that we have runners, walkers, bikes, strollers, skateboarders throughout the neighborhood, and he feels the sidewalks will be the answer to 95 percent of our complaints.

Dick Miller asked about the interior streets, and Tony said we'd have to put in the plan that over five years, if our Money Market account is still doing well, we would do the interior streets with sidewalks on one side or the other.

preponderance of people live. Also, the biggest reason we are going with the outer loop first is that there are no cross-streets breaking into it.

Tony asked if the Board thinks this is something we should put into the budget for next year as a Capital Expense. He would put this proposal in a letter and get the community's opinion.

Ellie made a motion to send the sidewalk proposal to the community for consideration; motion 2nd by Casey – all voted 'yes'.

Board member question - Ryan Brummond **asked** what the replacement procedure **is** when a board member leaves in mid-term?

Tony said you would submit a letter of resignation; the Board would accept it and thank you for your service. At the following meeting, if you had someone in mind to replace you, the Board would take a vote. Tony said the replacement name could be stated in the resignation letter.

Tony noted that the new director would **serve** eighteen months to finish out the term.

Good and Welfare - none

ADJOURNMENT

Tony asked for a motion to adjourn the meeting; Casey Barnes made a motion to adjourn the public portion of the meeting. 2nd by Ryan Brummond.

Meeting adjourned at 7:45 pm

Submitted by,

Janet Gargano, Secretary.

May 20, 2009 (**corrected and revised May 21, 2009**)