

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

**Meeting date: May 21, 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
- Ellie Giles - 2<sup>nd</sup> Vice President
- Chris Wilkinson - Treasurer
- Janet Gargano - Secretary
- Challie Adkins - Director

Board members absent:

- Jon Frisch - 1<sup>st</sup> Vice President
- Casey Barnes - Director
- Ryan Brummond - Director

**2. MINUTES**

Minutes from the March 26, 2009 meeting were reviewed. Motion to accept the March minutes as read was made by Ellie Giles, 2<sup>nd</sup> by Challie Adkins; All approved.

The minutes from the April 23, 2009 meeting were reviewed. Motion to accept the minutes as read made by Chris Wilkinson, 2<sup>nd</sup> by Challie Adkins; All approved.

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

a. Tony advised that his next *President's letter* has been drafted, and he will be sending it out to the Board for review.

b. Tony said he has also drafted the letter regarding *renters and rental properties in Chadwick Shores*, and this will be mailed to property owners and rental agencies.

c. *Security cameras* - Tony's President's letter will also include a request to the community to authorize **\$5,000** for security cameras to be placed at the front entrance and the community dock.

d. An incident occurred wherein a young person was *attacked by a dog* while she and her mother were bicycling on Chadwick Shores Drive. The sheriff's department as well as the dog warden were called, and also the owners of the dog.

Tony also reported a *loose dog* on Fullard, and said he will stop by the house to inform the owner that the dog warden will take the dog if it continues to run loose.

e. A truck with a For Sale sign on it was *parked on the right of way*. Tony left a warning note on the truck stating it would be towed if it was still there in the morning; the truck was gone when he drove by to check on his way to work.

f. Tony noted receiving a “*not so nice letter*” from one of our property owners, however, he did enclose his check for the dues and fees, which is much appreciated.

g. Regarding *Covenants*, Tony made note of a concern from a homeowner regarding a *shed* that had been placed on a Chadwick Shores Drive property, which he thinks is too close to the road.

Tony responded that there is nothing in the Covenants regarding placement of the shed, except that it has to be within eight (8) feet from the property line.

Tony said he had granted the approval of the shed, and explained why: it doesn't actually require a variance; the property owner has a 'down slope' between the house and where the water drains; the area between his house and the road is his front yard; finally, the shed is actually in the 'tree line', and as the trees grow the shed will not be seen (the entrance to the shed is facing the property owner's driveway).

Tony said he walked the property with the owner and there is a wetlands area in back; therefore, if he is going to have any type of storage the only place the shed could go is where it is now.

Ellie stated that she also had several people mention their concern about the shed to her, and she had concerns as well. Ellie asked if the shed should be considered a permanent structure, and Tony answered that it would only be a permanent structure if you ran power to it. He also noted the shed was on railroad skids and could be lifted with a forklift.

Ellen Gearon, who was present at the meeting, said she could see the concern for the precedent this sets, and noted that the wetlands were there when the property was purchased. She did make the comment that the shed was attractive.

Tony said that although he did approve the shed, should the Board want to bring this matter back to the table, we will do so.

h. *Covenants* - Tony reported that two submittals had been turned in, and neither of them required a variance of any kind.

## COMMITTEE REPORTS

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

Tony noted that the Association is in good financial shape. Tony also stated that the issue of delinquent accounts will be discussed later in the meeting.

Tony asked for a motion to accept the Treasurer's report; a motion was made by Ellie Giles to accept the Treasurer's report; 2<sup>nd</sup> by Janet Gargano All approved.

2. **Roads** –

Sinkhole on Shellbank Drive - Challie Adkins reported that he marked the area to be repaired, spoke with Erin's Paving and said the work will be completed by the end of the month.

Challie noted that he did ride through the community checking for any other problems, and he found 11 or 12 fire hydrants that need reflectors.

### 3. Grounds and Maintenance-

a. *Pine straw* at front entrance - Ellie asked about this at the last meeting; she noted that the contract with Mainscape called for new pine straw to be put down when they did the spring plantings.

b. *Gatehouse doors and windows* - Tony reported that the doors and windows on the gatehouses at the front entrance have been repaired, replaced or re-hung as needed. Someone threw a beer bottle through one of the doors; one door frame had rotted and to have a new casing and re-hung; some of the windows were leaking.

b. *Well* – Tony advised he has dug the hole and put in the post for the meter which will be set up by Jones-Onslow, and Johnny Wilkinson, our electrician, will work with Tony Gargano on the power.

4. **Welcoming** - no report

5. **Covenants** - see President's report

### 6. Amenities -

Boat ramp - Tony advised that we are just waiting for something in writing from CAMA stating it is either *Nay or Yea* on the boat ramp.

### 7. Security-

Community dock sign - Ellie is going to order the new sign for the community dock. Tony advised that someone had shot out the light on the dock and put nineteen bullet holes in the CSPOA sign at the community lot.

Tony advised that there is now a much greater deputy sheriff's presence throughout the neighborhood. The deputy patrols the area four times a day and, at least, once between the hours of midnight and 3:00 am.

Tony noted the deputy is a real nice young man who is very much interested in protecting the community.

8. **Legal** -

### Old/ Pending Business

Sidewalk proposal - Tony said the *sidewalk proposal* would be introduced in his next President's letter, and also as a **capital expense in the annual budget**.

Bill Gearon, who was present at the meeting, brought some aerial pictures of the central line in the roadways of Chadwick Shores, and he said it wanders through the 'right of way'. He felt there is not enough room in some areas for a walkway on the side of the road; he said it's not an even 20 feet on the side of the road in all places.

Tony said that the state of NC puts the 'right of way' as being 30 feet from the centerline regardless of where the road lies; however, Tony said he would bring the photos to Onslow County and find out what are the restrictions, if any.

Ellie brought up her concern that when a sidewalk is damaged during the construction of a new home and has to be repaired or replaced, that it may begin to look like a “patchwork quilt”, with the new sidewalk being different in color from the existing sidewalks. Tony explained that the damaged sidewalk would be cut with a special saw, and you would not see any damage or changes to the existing concrete.

Chris said his opinion was that the different shades would usually blend over time as the concrete ages.

#### Liens and foreclosures on outstanding balances -

Tony stated that existing liens on properties are expiring and CSPOA is paying for them, and it is his opinion that we need to initiate foreclosures on these properties.

Evelyn Harvey, our accountant, advised the Board that there are quite a few property owners with outstanding balances going back two years or more. She cited one property owner who hasn't paid his fees for 13 years.

She also stated that outstanding balances on those properties with liens against them are only paid to us when the property is sold.

Evelyn said that there are currently **more** property owners **not paying** their road fees and/or association dues this year than in the past.

The Board agreed that the procedures set forth in the Rules for Collection of Fees and Assessments would be implemented on properties five (5) months or more in arrears on road fees and/or association dues; **not to include the 32 exempt properties.**

#### Resident directory -

Janet Gargano reported that she has received a total of eight calls in response to the suggestion of putting out a new updated resident directory. Five of these were from residents whose names were in the old directory, and three were from new residents.

#### Speeding issue -

Ellen Gearon asked about the use of speed trailers in the community, which she felt would help to identify specific times of the day when speeding is more prevalent. Bill thought there might be a possibility that the Topsail police department might lend one out to us.

Ellen also suggested the possibility of joining forces with Escoba Bay and North Shores in sharing the cost of hiring a security company to patrol the neighborhood. Tony said he would look into the feasibility of doing this.

### **New Business**

#### Signboard at front entrance -

Bill Gearon suggested that the Board make full use of the front entrance bulletin board at the front entrance to announce, on a daily basis, exactly what the Board is doing for the community. He cited examples of: “the Board paid the water bill today; the Board paid the electric bill today for the use of the lighting throughout the community; the Board had the grass cut today; members of the Board picked up your trash today, etc”.

Bill said the people should know all the things the Board takes care of on a regular basis.

Flagpole -

Ellen Gearon said she thought it would be a great idea to have a flagpole somewhere in the front entrance area to honor our military men and women, particularly when we have so many military residing in our community. She also thought we might have some sort of a light to illuminate the flag at night.

**Good and Welfare -** none

**ADJOURNMENT**

Tony asked for a motion to adjourn the meeting; Janet Gargano made a motion to adjourn the meeting. 2<sup>nd</sup> by Chris Wilkinson.

Meeting adjourned at 8:14 pm

Submitted by,

Janet Gargano, Secretary.

June 21, 2009