

MINUTES OF THE HOMEOWNERS MEETING MARCH 13th 2007

7PM AT THE AMERIHOST, CAROLINA BEACH ROAD, WILMINGTON

Present for the board:

Tom Perry (President and Chair)

Peggy O'Leary (Treasurer)

Han Hills (Secretary)

Neal Bradshaw (Member At Large)

Apologies from:

Dean Webb (Vice President)

Total Number of Homeowner Voters Present: 13 (One vote per household)

1. As 50% of homeowners were not represented a motion was made to suspend the rules of quorum and this was carried unanimously.
2. The Treasurer gave her report stating that the association had a balance of approximately \$1600 at the present time.
3. The Secretary gave a report detailing the minutes of the last Homeowners meeting and also the recent board meeting that included the following points:

The Treasurer has produced statements for each household in the association showing how much is owed outstanding. Four of the committee members will very shortly convene and arrange to deliver these by hand to each household. At the same time we will also be able to confirm the current homeowners' details.

The retention pond and associated responsibilities have now been completely signed over to the Association. It was agreed that the President would obtain quotations from several professionals to fulfill our maintenance obligations.

It was agreed that the current landscaper continues to perform well and at a good price.

The entrance sign is in a terrible state of repair and may need to be fully replaced. It was agreed that the cost of repair or replacement would be investigated and presented to the homeowners along with proposed solutions at a future meeting.

The President reported that he had investigated the outstanding monies due from the developer, as requested at the previous full meeting, and discovered that, as the developer had disbanded the corporation in 2002, these would be almost impossible to recover.

At the same meeting the President had also discovered that, for persistent non-payers of dues (amounting to \$200 or more) we can very easily and quickly place

a lien on their property at a cost to the household of \$150. This lien would have to be redeemed before the property could be sold.

It was also noted by the Treasurer that dues remaining unpaid after one year must be assessed 18% interest for each year these remain outstanding.

4. It was again mentioned that several homeowners need access to a full copy of the Covenants and that the remaining portions need to be made available online.

It was suggested that these also be passed to Estate Agents handling future purchases to ensure they are received immediately and in full by new residents.

5. It was proposed by Jim Sieme that a “Welcoming Committee” be established to greet new residents and answer any questions about the community they may have.

It is within the remit of the President’s office to appoint such positions as needed and, after volunteering, the President appointed Jim Sieme, Jim Sistrunk and Christie Rhodes to this new committee.

6. It was noted by the President that we need to make sure that all homeowners understand that Homeowners’ dues are *mandated* by the state, including items such as the maintenance of the retention pond.

7. It was agreed that the entrance sign is in drastic need of attention and that the President would investigate and obtain quotes on this as mentioned earlier. It was also noted that there is damage to the entrance sprinkler system and that an investigation of repair costs for this also would be included in the President’s enquiries. It was mentioned that there was a possibility that a special assessment may be needed, spread across all households, to cover the special one-off cost of the sign.

8. It was suggested that, in future fiscal years a slightly different procedure be undertaken with regards to dues:

The board meets between February 1st and March 1st to confirm the dues remain the same or increase. Though it should be noted that the board can action an increase of 20% per annum without needing a vote by homeowners, the dues have remained at \$100 per year for every year since the association’s inception.

The homeowners then each receive a statement between March 1st and March 31st by hand or mail informing them of annual dues and any outstanding for their household.

Each household would then have until the following April 1st to pay dues before incurring the annual outstanding dues penalty of 18% per year overdue.

9. Dates for the following year’s events were confirmed:

Garage / Yard Sale will be held Saturday April 21st 8AM to Midday.

Block Party and Next Meeting will be on Saturday June 9th starting at 5PM with a short meeting around 6PM.

Annual Elections and Main Meeting will be held on Tuesday 13th November at 7PM.

A motion to reinstate rules was unanimously carried.