

## Beachwalk BOD Meeting Minutes - May 9, 2017

Board members present: Dan Church, George Schierle and Joe Truelove. (Bill Bryan and Mike Wood were absent).

Homeowners present: Gail Morris, Eugene Lisewski, Lee Brennan, Walt Jankowski, Kate Shorten, Tema Church, Hans Sjoquist, Patricia Bolander and Jackie Wiebe. Cindy Snead was present from Network.

Dan Church called the meeting to order at 4:00 PM at the Beachwalk Clubhouse.

Dan asked for approval of April 2017 meeting minutes. Motion was made/seconded to approve and passed unanimously. Financial information for March and April 2017 were not made available in Mikes absence.

### Committee Reports

Architectural Control Committee: Lee discussed ACC report (see attachment #1).

Communications Committee: Rick was not present to report.

Facilities/Maintenance Committee: Joe Trulove reported that brush along the rear property line at the commons area with Sunny Point is being removed. He also said that the wiring required for the clubhouse HW heater and garbage disposal is being done. The pool pump is having to be repaired.

Financial Committee: Mike Wood was not present to provide a report.

Landscape Committee: Gail Morris discussed LC report (see attachment #2). Several homeowners had specific complaints about the LandCare Contractor. These will be forwarded to the Landscape Committee via Gail for resolution.

Social Committee: Kate reported that a party is being planned for Memorial Day with a "Flag Service" planned the day after. Kate also said details will be forthcoming.

Stormwater Committee: The SW Committee responded to a homeowner that complained about water in the North pond getting on the grass when it rains. It was explained that this has always occurred and was not altered by revisions to the SW system. Dan presented a condensed version of our Engineers' (Cape Fear Engineering) response to specific questions regarding the stent pipe in D4 ditch.

1. Would removal of the stent pipe require a plan revision with the State of NC? Answer: It would probably be best to submit one.
2. Would the placement of rip-rap over the pipe require a plan revision? Answer: No

3. Would placement of rip-rap over the pipe affect water flow during a high flow event?  
Answer: Do not expect a significant change in flow.
4. Are there any other issues (technical or legal) which we should know concerning the removal of the stent pipe? Answer: Increased maintenance will occur.
5. It has been suggested to use fabric on the lawns adjacent to intersecting ditches to D4 for sand reduction into the SW system. What do you recommend? Answer: Use stone check dams instead.

Mike related that there is a lot of build up at the end of D1 where the culverts go under Fifth Avenue caused by the grates placed there to protect the new pipes in D2. Dan agreed to look at the issue.

Unfinished Business: North pond planting of aquatic plants is scheduled for the middle of May, 2017. We have sent the \$505 check to NCDENR for our SW system renewal expecting confirmation is 4 to 6 weeks. Bill Bryan is drafting a contract for our swimming pool contractor to make our current agreement more defined. This document should be ready for the next BOD meeting. Carolina Coastal Group has released "grass eating" carp into both ponds for weed control.

New Business: Dan presented pricing from Carolina Coastal Group for planting wetland cover plants along the stent pipe in D4 ditch to see if these can reduce the complaint of being able to see the pipe. The price was \$325. A motion was made/seconded to accept the quote and release CCG to do the work. It was unanimously approved. Joe plans to include the cost of cleaning the dolphins in the 2018 budget. Date of annual October meeting was tabled until next BOD meeting.

Meeting Adjourned: Meeting was adjourned at 5:08 PM. Next monthly Board meeting is scheduled for (Tuesday) June 13, 2017 at 4 PM at the clubhouse. Homeowners are encouraged to attend and bring any concerns they wish to address to the Board before the meeting.



(June 13, 2017)

Submitted by: Dan Church, Secretary  
Beachwalk HOA Board of Directors



(June 13, 2017)

Approved by: Bill Bryan, President  
Beachwalk HOA Board of Directors

Attachments:

1. Architectural Committee Report (1 page)
2. Landscape Committee Report (1 page)

**Attachment # 1**  
**Beachwalk HOA Board of Directors Meeting May 9, 2017 Architectural Control  
Committee Report**

**Architectural Control Committee Report**

Members: Bill Bryan, ACC Liaison  
Lee Brennan, Chairman  
Jackie Wiebe  
Mike Gentile

Update of committee activity:

A 'Request for Modification' for replacing roofing was received from **Daniel Minto at 515 Surf Drive**. The committee approved this request. Homeowners were advised to proceed.

FYI - The "**Architectural Control Committee Design Guidelines**" state:

**Roofing Materials and Finishes:**

Approval of roof materials by the **ACC is required as part of new home construction review and approval and for whole roof replacements**. New or replacement roofs using asphalt shingles (25-year or better quality) shall be approved by the ACC. Metal roofs are allowed but must be treated with a rust inhibitor and have anti-reflective coating. Colors that are compatible with the dwelling facade and that are harmonious with existing roofs in Beachwalk shall be used.

Respectfully submitted,

**Lee**

Lee Brennan, Chairman

cc: Dan Church, Secretary

## **Attachment # 2**

### **BEACHWALK BOD MEETING MAY 9, 2017**

#### **LANDSCAPING COMMITTEE**

The Landscaping Committee continues to be in regular contact via email, phone calls and face to face meetings with LandCare.

Deep edging remains outstanding for some properties. This provides a defined trench around the beds. Beds containing stones will not be deep edged due to possible damage from flying stones. The Landscaping Committee will continue to follow up on this item.

We are in receipt of concerns and issues from several homeowners. We are addressing them with LandCare and are responding to the homeowners. Some concerns involve general pruning of trees and shrubs.

Bill Bryan sent an email to Terry @ LandCare to obtain two quotes on the small parcel of land behind Beachwalk's South Entrance near the brick wall. One quote is to cut back all vegetation and one quote is to remove all vegetation and install Tifway 419 Bermuda sod. He requested the quotes be provided in the next two months in order to present them at the HOA Annual meeting in October of 2017.

Rick Morton sent an email to Joe Truelove on April 23, 2017 providing him with LandCare's quote to cut back plant material on the fence behind the Clubhouse and Swimming Pool/Cabana. He also provided him with Sunny Point's point of contact information.

Rick Morton sent an email to the BW HOA BOD on April 23, 2017 for appropriate action to trim back the Bradford Pear trees—one at the South Entrance and two at the Town Hall/Beachwalk property line. He provided them with Kure Beach Public Works contact information.

Plants were installed in the flower beds around the fountains. Some plants in the bedding in front of the pool have died as a results of chlorine spray from the dolphins. This is being addressed.

5/8/17