

Beachwalk HOA Meeting Minutes – May 2015

Board members present: Pat Brennan, Tom Moffitt, Gary Stickley, and Bill Bryan.

Committee members present: Stormwater: Jim Craig; ACC: Donna Moffitt

Homeowners present: Walt Jankowski, Don Morrow, and George Schierle.

Network Realty Representative present: Cindy Snead.

Call to order was executed at 2:20 PM, May 12, 2015 at the Beachwalk Clubhouse.

Pat (President) asked the HOA Board Minutes for the month of April 2015 be accepted as submitted by Bill. Tom made the motion the minutes be accepted as submitted; the motion was seconded and approved unanimously.

Pat asked the financial report as for the month of April 2015 be accepted as submitted by Cindy (Joe submitted his monthly financial report on May 14, and was not available for the May 12 monthly meeting). Tom made the motion Cindy's financial report be accepted as submitted; the motion was seconded and approved unanimously.

Committee Reports

Update on Stormwater Committee

Stormwater Committee was represented by Jim Craig. Pat recognized and voiced appreciation for the work that Jim, Dan, and Bill have performed on the stormwater system. Using a small amount of monetary resources, they were able to get the stormwater system flowing well and have lowered the North and South Ponds by over one foot.

Jim stated the French drain installed is working well, as evidenced by the lack of water squirting from the south wall of the outlet ditch (D5) during Tropical Storm Ana. Ana dropped three inches of rain in Kure Beach, making the ponds rise by 2.5 feet. The overflow spillway accepted a 4-inch deep stream of water at its peak. Overnight, the ponds began to drop and the overflow spillway subsided to zero water flow. Over the next three to five days, the ponds were back to their original elevations, showing our stormwater system is working as designed.

However, there were reports of higher, backed-up water levels in the North Pond area and standing water in properties along 5th Avenue North. There is some debate about the reason for high water problems but the majority opinion of the Stormwater Committee believes there is blocked drainage of the Kure Dunes (D1) and Sandman Lots.

Survey work has been completed, and with the execution of the Temporary Easement, the Town of Kure Beach has provided manpower and equipment to remove the debris and vegetation from D1. This ditch is now flowing as designed and its level has dropped almost 1.5 feet.

Much discussion was held about what can be done to alleviate the flooding of the properties along 5th Avenue North. Jim stated there are two factors contributing to the flooding: 1) surface runoff from heavy rain events; and 2) subterranean water held in the Sandman Lots. Beachwalk has no control over either of these situations and must defer the problems of flooding to the homeowners who are experiencing the flooding. Beachwalk has provided the de-watering of D1 and the lowering of the ponds via excavation of the ditches. There is no more help that Beachwalk can afford these homeowners that has not already been performed.

Cindy asked if the survey has been completed; Jim responded the survey has been completed, but the survey only included measuring the heights of the datums (the survey was performed to reconcile the differences between the Hollis survey of 1997 and the Sessoms survey of 2013). The discrepancies are now reconciled, which raised the datums by 1.3 feet.

Jim noted there may be an infiltration system on the Sandman Lots which contribute to the water level in D1. However, it has since been learned from Sonny Beeker, Facilities Manager for the Town of Kure Beach there is no infiltration system on these lots. The pipe which feeds D1 is a closed system which is fed by the three inlet grates located on the Sandman Lots.

Jim noted the original plat of Beachwalk shows a stream which ran through the lots on 5th Avenue North. The builder filled in this stream and moved the waterway to the current location of the ditches. Houses built on the filled in stream may have flooding problems due to ground water which continues to seep along its original route. Again, Beachwalk has no alternative but to inform the homeowners that we can do nothing about their flooding problems.

Jim stated the outflow ditch (D5) will probably have to be fitted with pipe and swale to prevent the constant sloughing of the sides of the ditch into the water stream.

Jim asked about the fountain pump for the North Pond and its replacement. Cindy responded they had ordered a new pump at the cost of \$600 and will have it installed upon arrival.

Again, Jim cited the need to remove the trees on D5 due to their imminent threat of flooding the complete Stormwater System. Bill reminded Jim that at our last meeting, we agreed to obtain a letter from an engineer stating the trees needed to be removed before actually removing them. Bill assured the Jim the trees would be removed but we must do our due diligence to prevent provocation of any homeowner. Bill stated the committee has a meeting with Cape Fear Engineering on May 18, and at that time Bill will ask CFE for such a letter.

Update on the Architectural Control Committee (ACC)

Donna stated she had been contacted by Jonathan Blanchard, builder of 301 Settlers Lane and inquired with whom he should submit his application fee. It appears that Mr. Blanchard has contacted not only Donna, but also Cindy, Mike Gentile, and Bill Bryan. To date, no fee has been paid. Mr. Blanchard wanted to begin May 15, but this is not doable owing to the lateness of receipt of his fee.

Donna resigned as Chair from the ACC; Don Morrow agreed to become the new Chair and has committed to work on the new construction guidelines which are very much needed within our community. Bill will continue to be the ACC Board Liaison.

Maintenance Committee

Pat noted the walkway in front of the clubhouse is crumbling and has been budgeted for repair. Cindy responded she is looking into assigning a vendor to repair the walkway and replace the rotten wood on the clubhouse. Pat asked Cindy to have the vendor make a list of things which need repair around the clubhouse and report back to the board; Cindy agreed.

Don asked if the sidewalk could be replaced with a new one. Pat responded the cost of a new sidewalk versus repair of the existing sidewalk is cost prohibitive. Don offered maybe the sidewalk could be replaced in piecemeal fashion, which would fit into the budget. No action was taken on Don's suggestion.

Landscaping Committee

Scott Garwicki was not present at the meeting to represent the landscaping committee. Cindy stated the landscaping schedule has been delayed due to Tropical Storm Ana, and will be back on track next week. Pat stated that Landscapes Unlimited was the preferred vendor of choice due to their workmanship and cost. We are in the fifth year with LU (and the second year in a current three year contract), and the feeling is that we should stay with LU without reservation. Pat stated the lack of negative feedback from the homeowners is an indication of satisfaction with LU.

Cindy cited one disgruntled homeowner, but after she showed the homeowner the schematic of their mowing route, the homeowner rescinded his complaint and agreed LU was performing an acceptable job. Cindy also noted that during the next contract renewal, Beachwalk may want to revise the pruning schedule or the amount of pruning needed for crepe myrtles since this has been a point of dissatisfaction with LU over the past few years. Cindy stated the extra cost of pruning per the homeowners' desires is a \$5,000 upcharge. Bill stated there was no upside to go out for bids for alternate vendors since we are getting acceptable workmanship at reasonable cost; all agreed.

Update on Meeting between Kure Beach, Kure Dunes, and Beachwalk

Tom stated the Town of Kure Beach has provided services at the D1 ditch, but also needs to help in other areas where the town funnels its water into our stormwater system. Tom noted that this is the first time in his history of Beachwalk where the town has actually provided us with help, and he is encouraged by this for future work. Tom worked with the town attorney to draft the Temporary Easement, which made it possible for the town to perform work within Beachwalk property. Tom noted we have saved thousands of dollars by asking for and obtaining work from

the town on D1 ditch. Tom then asked if Bill had any additional comments, to which Bill replied that he and the board as a whole greatly appreciated the work that Tom has performed in getting the town involved in our work. Tom responded it was a team effort and thanked Bill for his comments.

Jim noted the town still needs to supply riprap to the street chutes where water is channeled from the streets into the ditches. The ends of the chutes are weakening and breaking due to the high energy created by the inflow of water. The original Hollis survey shows riprap at these areas but none or very few of them exist (the stormwater system was not built to the Hollis survey map, which is on file at DENR). New riprap will be placed at these areas, hopefully by the town at the town's expense, and the erosion problem and weakening of the chutes will be remedied.

Unfinished Business

Pat informed us we needed workers compensation insurance to protect ourselves from liability due to an injury from a volunteer or worker. Per North Carolina Law, when there are three or more employees, volunteers, and directors in a non-profit business, the business must carry this insurance on its workers, volunteers, and directors. Pat noted the cost of the insurance is \$500 per year, and Ward Smith recommends we obtain this insurance as soon as possible. Cindy noted that none of her other HOAs have this insurance, but they are not in compliance with NC Law. Tom made a motion that we purchase the insurance; the motion was seconded and passed unanimously.

New Business

Pat stated the proposed annual budget for FY2016 must be readied no later than August 01 for distribution to Beachwalk residents. Our bylaws state the budget must be distributed two months prior to our Annual Meeting, which will be held Saturday, October 10, 2015 at 10AM. Coffee and refreshments will be served at 9AM. All residents are highly encouraged to attend this most important meeting.

Meeting Adjourned

A vote was taken to adjourn the meeting at 4:00 PM; the vote was unanimously affirmative.

Next Meeting will be at 4:00 PM Tuesday, June 09, 2015 at the clubhouse. Pat will be on vacation during the next meeting and asked if Bill would preside at that time; Bill agreed. Homeowners are encouraged to attend this meeting to watch their board in action.

Bill Bryan

Submitted by: Bill Bryan, Secretary
Beachwalk HOA Board of Directors

2015-06-09
Date

Bill Bryan

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

2015-06-09
Date

Attachments:

1. Stormwater Committee Report dated May 12, 2015 (2 Pages)
2. Member Balance Activity (12 Pages)
3. April Financial Report (3 Pages)