

Beachwalk HOA Meeting Minutes – August 2015

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

Committee members present: Maintenance: Joe Truelove and Mike Gentile.

ACC: Bill Bryan.

Stormwater System (SWS): Dan Church, and Bill Bryan.

Homeowners present: Ron Bell, Scott Garwicki, Walter Jankowski, and Christine Ragenovich.

Network Realty Representative present: Cindy Snead.

Call to order was executed at 4:00 PM, August 11, 2015 at the Beachwalk Clubhouse.

Pat (President) asked that the HOA Board Minutes for July 2015 be accepted as submitted by Bill. Joe made the motion the minutes be accepted as submitted; the motion was seconded and approved unanimously.

Pat asked the financial report for the month of July 2015 be deferred until September when Joe can submit it. Joe stated that we are on target for spending for FY15 and as of August 1 were at 65% of budget expenditures.

For the proposed FY16 Annual Budget, the discussion was directed toward line items. The first line item was the proposed camera to be placed in the pool and cabana areas to thwart vandalism. It was also earlier suggested that signs be erected warning unwanted visitors the premises were under camera surveillance. Further talks revealed the signs were probably not a deterrent and the cameras were moot without the proper lighting. Also, the chances of capturing a person's face on the camera at the time of violation is extremely remote, and even if we did capture a face, how could we identify that person? After much discussion, Gary noted the vandalism is more of a nuisance than real estate property damage. The camera and signs were abandoned until a later date.

The second line item was securing the tennis court from uninvited visitors. The solution to this ranged from the sophisticated lock, like the pool lock, to a simple combination lock. Again, Gary noted there have been no recent complaints of anyone using the tennis court who should not be. The lock was abandoned until a later date.

The third line item was the area behind the South Entrance being completed with grass of some type, including seeding or sodding. It was decided this was an item approved in the FY15 budget and should not be in the FY16 budget. This area will be repaired after the construction phase of the Stormwater System Project (it will be used as a staging area for the equipment/materials).

Bill asked Joe the definition of a "severe pruning" of the shrubbery. Cindy stated it was cutting the shrubbery down to or lower than the bottom of the windows for those shrubs next to the home. Other types of shrubbery away from the home may be cut at a lower or higher level.

Pat asked why we had a severe pruning when our contract calls for pruning the shrubbery twice, and why could not one of these be considered severe. Pat further noted the crape myrtles are not part of the severe pruning. She recommended we approach Landscapes Unlimited on our FY16 Annual Budget to see if one pruning could be considered “severe” (which would save \$5,500).

The fourth line item was the removal of the cacti from the rear area behind the pool cabana. Joe noted the quote given by LU for the removal of the cacti and replacement with plants would not include the cost of the removal and repair/replacement of the fence. Joe posited the removal of the cacti was not necessary and this project was abandoned until a later date.

The fifth line item was an additional \$10 per month allotment for future stormwater system repair/maintenance. Bill noted this was a very low amount and would not significantly impact the quarterly dues. However, Pat responded the homeowners are very aware of the amounts we collect/expend and any amount we could reduce would be noticed. Joe stated he would change the allotment of each homeowner to \$5 per month to accumulate funds for future stormwater system repair/maintenance.

The sixth line item was the addition of a website. Gary and Tom noted we would want a website prepared and maintained by a professional service to ensure privacy and security concerns. They acknowledge that such a service would not be free. It was decided the website will be a line item to vote on at the next Annual Meeting in October 2015.

Committee Reports

Stormwater Committee

Bill noted he and Dan visited Cape Fear Engineering to have the final design drawings in hand for the board meeting. He noted it is not yet 100% complete but probably 90% complete.

Dan posted a colored diagram of the Stormwater System on the wall which delineated the segments of the system. Dan then proceeded to present each segment and its recommended repair/maintenance to restore the system to full compliance to our Stormwater Permit. Referring to the diagram, he then associated each segment of the diagram with the segments as shown on the drawings.

The board asked questions as Dan conducted his presentation, to which Dan answered each as they arose. Dan worked from the beginning (Sandman Lot – D1) to the end (Outlet Ditch – D5). Questions arose regarding the water level at D1 and its inverse elevation (the outlet is higher than the inlet). Joe asked if the town could raise the inlet pipe, to which Bill responded that raising the pipe would not affect the water level. The only way to elevate the water level is to place a weir in the channel, which would raise the elevation of the water thereby creating a head pressure. Simply raising the pipe would place the water lower in the pipe, which would have no effect on the invert elevation.

D1 – the inlet ditch will be cleaned and widened to give the slopes a gentler angle. Riprap will be placed in the ditch inlet to diffuse the kinetic energy of the water discharging from the inlet pipe and protect the soil from being washed downstream.

D2 – the second ditch will be pipe and swale for logistical reasons. This is the only location where the heavy equipment can enter the pond and the existing ditch is much too unstable to allow equipment passage. The pipes will be High Density Polyethylene (HDPE), smooth wall and non-perforated.

P1 – the North Pond will be dredged to the 10 ft elevation level which will give the pond a depth of about 8 feet. The shoreline will be reestablished to its original location, which will necessitate adding soil to some areas and removing soil from other areas.

D3 – the third ditch will be cleaned and reshaped to give the slopes a gentler angle. Riprap will be placed in the bottom of the ditch and the sides will be vegetated with appropriate water plants.

D4 – the fourth ditch will be cleaned and reshaped to give the slopes a gentler angle. A long piece of loose concrete pipe will be placed at the intersection of the cross channels to facilitate water flow along the ditch's length and prevent sand/soil from blocking the flow.

P2 – the South Pond will be dredged to the 10 ft elevation level which will give the pond a depth of about 8 feet. The shoreline will be reestablished to its original location, which will necessitate adding soil to some areas and removing soil from other areas.

D5 – the fifth ditch will be pipe and swale since its side slopes are out of compliance (3:1). The only way to get the side slopes back into compliance is with pipe and swale. The pipes will be High Density Polyethylene (HDPE), smooth wall and non-perforated.

It has been subsequently discovered that the street drains in front of 122 Settlers Lane (Lot 56), and the connecting water pipe to our D5 ditch along the Lot 56 property line, is in violation of NCDENR regulations and Beachwalk's Stormwater Permit. The water from the street must be directed through our ponds for settling purposes. Obviously, this presents a challenge since Beachwalk had no participation in the placement or installation of these drains. The drains were placed and installed at their locations by the Town of Kure Beach on town property. Beachwalk will look to the Town to resolve this issue and, hopefully, at the Town's expense.

Joe brought up the question of downspouts and how they are directed toward the outlet ditch (D5) and who will bear the expense of this. Dan answered this has not yet been resolved, but the downspouts will need to be removed during the construction phase. Joe inquired if these downspouts are shown on the drawings, to which Dan responded: "No." Dan noted the downspout disposition will be placed in the notes, but not on the drawings themselves.

Tom asked about the timing of the construction. Dan responded we could concurrently submit our plans to NCDENR for approval while also submitting our plans to construction contractors for bidding. The discussion then centered about the pros and cons of conducting the project in this manner. The largest pro is the savings of time since these tasks will be conducted concurrently and the largest con is the confusion it would engender if NCDENR gives us an alternate plan for approval. A compromise was reached whereby the drawings will be given to the contractors for preliminary bidding purposes on each segment (5 ditches and 2 ponds), with the understanding that the drawings are not final and subject to change.

Pat noted the construction contractors should submit copies of their bonding insurance; everyone agreed.

Update on the Architectural Control Committee (ACC)

Bill reported he had contacted Don Morrow (ACC Chairman) to facilitate an ACC Committee meeting for the express purpose of generating the ACC Guidelines, but no meeting was convened or held. Don submitted a rough draft of the beginnings of the ACC Guidelines, but this document was not vetted through the committee for comments or revisions. Therefore, Bill withheld the rough draft from the board until the committee could convene and vet the rough guidelines.

Pat noted there is nothing in the Covenants or Bylaws regarding the \$1,000 deposit by a builder for the construction of a house. Gary recommended the Covenants or Bylaws not be changed to incorporate the deposit. Pat suggested the deposit be addressed in the ACC Guidelines. Joe noted the Bylaws allows for the addition of rules, under which the deposit could be placed. It was unanimously agreed a rule will be written to establish the deposit of \$1,000 for the construction of a house in Beachwalk.

Landscaping Committee

Pat noted Landscapes Unlimited did not provide aeration last year, and asked Cindy if she would contact LU to ensure it will be performed this year. Pat also noted LU has scheduled Beachwalk to go from one day of service to a day and one-half. This will provide more time to ensure a more measured pace of work, which should provide better services. FY16 will be the last year of the contract with LU, and we will need to go out for bids. Pat suggested we place in the next contract a method to withhold a payment to incentivize the contractor to provide the expected level of services.

Joe recommended the lawn care providers be provided with a scope of work each week. Pat responded there is a large turnover of workers within LU, and some personnel may not be able to read English. Gary posited we should judge LU's efforts by their results and not try to operate their business for them. The proposition of a scope of work distributed each week was shelved until a later date.

Ron asked if he had permission to remove the fence behind his house. Tom and Joe responded the fence was not common property and they knew of nothing that would prohibit the removal of the fence. Joe then noted this question would better be answered by the ACC Committee.

Update on Maintenance Committee

Pat asked Cindy if the cabana lockbox has been moved from its current location to the front of the cabana. Cindy responded it had not yet been moved, but would be scheduled to be moved within the month.

Mike informed us the flow of the water from the Dolphin Fountains is erratic due to clogged filters. He removed the filters, cleaned them, and replaced them for better water flow. Now, the fountains are working correctly.

Mike also informed us no one is taking care of the trash cans around the pool. Someone is needed to ensure the trash cans are placed on the streets Monday evening (the cans inside and outside the pool area). Bill consented to take on this responsibility.

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

Tom stated he was awaiting the final design of the Stormwater System and approval from DENR before he can approach the town. He further stated that this would initiate another round of talks amongst the three entities and would better define the work the town would perform for Beachwalk.

Unfinished Business

No unfinished business was presented.

New Business

Bill noted he had talked with Bill Guyton concerning the pruning of his eucalyptus tree which overhangs the easement in the Inlet Ditch (D1). Bill Guyton consented to the pruning of this tree and noted he might want to be present since the tree has more dead limbs than those which overhang the easement.

Meeting Adjourned

A vote was taken to adjourn the meeting at 6:00 PM; the vote was unanimously affirmative.

Next Meeting will be at 4:00 PM Tuesday, September 08, 2015 at the clubhouse. Homeowners are encouraged to attend this meeting to watch their board in action.



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

2015-09-08
Date

Approved by: Pat Brennan, President
Beachwalk HOA Board of Directors

2015-09-08
Date