

Beachwalk HOA Meeting Minutes – September 2015

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

Committee members present: Maintenance: Joe Truelove.

ACC: Donna Moffitt, Bill Bryan.

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

Homeowners present: Walter Jankowski, Don Morrow, Elaine Porter, George Schierle, Robert Whitt.

Network Realty Representative present: None.

Call to order was executed at 4:00 PM, September 09, 2015 at the Beachwalk Clubhouse.

Pat (President) asked that the HOA Board Minutes for August 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 that the financial report for the month of August 2015 be deferred until Joe can submit the Annual Budget. Joe stated he would have the Annual Budget ready for distribution to the homeowners by September 10 (meeting the 30 day prior distribution stipulation in our Declarations).

Bill noted there was a change in the website budget, reducing it from approximately \$1,600 to \$680. He stated that he discussed with Rick Morton the use of his (Rick's) website, but hosted and co-managed by a professional service. This would allow the website to survive not only Rick and/or Bill, but any other homeowner who could not oversee the website. Rick agreed to this arrangement, and will provide his website as the Beachwalk HOA website at no cost. The site will be co-managed by both the professional website hosting service and Rick. Having Rick as the co-manager will save us money since he changes the directory when new homeowners come into our community. Rick's website is quite informational, well-designed, and very user friendly. Beachwalk's financial information will be password-protected.

Committee Reports

Stormwater Committee

Jim stated the preliminary design is complete and we are awaiting a meeting with the town to discuss the drain placed in front of 122 Settlers Lane. This drain, installed by the town of Kure Beach, is in violation of NCDENR regulations and must be moved. The new location will be in an existing drain which adjoins the property line between 130 and 134 Settlers Lane.

Jim noted the recent downpour we experienced which dropped 2.5 inches of rain in less than 2 hours showed the SWS is working properly. The ponds rose by three feet initially, and the water in the

ditches was held within their banks. Over the next 2 hours, the ponds subsided by 1 foot, making the ponds level at 2 feet above the Permanent Pool Level (lowest level achievable by the ponds).

Tom noted he had received an email from David Heglar, Town of Kure Beach Councilman, to set up a meeting between the Town and Beachwalk. Again, the purpose of the meeting is to move the drain pipe at 122 Settlers Lane. Tom further stated the meeting would be informational more than a bargaining session, with Beachwalk informing the town of the NCDENR violation of the drain pipe. He emphasized the meeting could only occur if all the players are in attendance (David Heglar, Mayor Dean Lambeth, Maintenance Manager Sonny Beeker, Tom Moffitt, Jim Craig, Dan Church, and Bill Bryan). However, we could meet if Tom were absent since this is more of an engineering problem than a legal problem. If Tom were unable to be at the meeting, Bill would speak for Beachwalk, with Jim's and Dan's support.

Jim noted that he and Dan had been shoveling the D4 and D5 ditches after every significant rain event. This is necessary due to the buildup of sedimentation from sand coming off the streets. The sedimentation must be removed to ensure the ponds reach their lowest level (Permanent Pool Level). Jim posited we need some more day labor to shovel the ditches wider and deeper, and this will require the services of an outside vendor. Tom asked the amount of money required for the vendor for FY16, to which Jim replied "about \$500." Tom then asked Joe to adjust the Annual Budget for FY16 by this amount to cover the vendor's work.

Update on the Architectural Control Committee (ACC)

Bill noted that he, Donna, Jackie Weibe, and Don Morrow met to discuss the new ACC guidelines. He further noted Donna generated a set of guidelines, which was discussed at the meeting. He then turned over the floor to Donna to give a more comprehensive report.

Donna stated she generated an eight page set of guidelines for the committee to discuss. She noted she deleted the items of the guidelines which were duplicated in the existing Covenants to allow the homeowners to vote on the approval of the new items only. Per the Declarations, the existing guidelines were passed by a super majority (2/3 of the homeowners), but the new ACC guidelines will only require a simple majority (one-half plus one). The intent in developing the guidelines in this manner is to identify all the items in the guidelines which are new. Then the homeowners will vote either YES or NO, thus passing or not passing each item for inclusion into the ACC guidelines.

The committee spent about two hours discussing the individual items, and pared them down as required to reach a more reasonable set of guidelines. Joe asked if the guidelines would be ready for the Annual Meeting on October 10, 2015 but Donna and Bill replied they would be too premature for discussion and/or distribution.

Landscaping Committee

Scott Garwicki was not present for the monthly meeting, and no items were discussed. Pat noted the contract we currently have in place with Landscapes Unlimited will need to be renewed in FY16. She encouraged the next board to get an early start on this next year.

Pat also stated she had generated a letter informing our homeowners as to the height of the grass around the ponds and ditches, and for homeowners not to interfere with our landscapers in cutting their grass. The letter was mailed via USPS instead of emailed to ensure every homeowner received this most important letter.

Bill asked Joe his opinion of the past landscapers' workmanship and was the dissatisfaction with our landscaper a recent phenomenon (the dissatisfaction is a very low percentage of homeowners). Joe replied that during his 13 years history of living in Beachwalk, there have always been those people who have been dissatisfied with our landscaper, and the level of dissatisfaction has been fairly constant over this time at Beachwalk.

Jim brought up the option of selling the common area next to the Sandman Lot. This area requires landscape services, and is a cost to Beachwalk without benefit. After much discussion, it was decided to leave this idea until the next board takes control (October 10, 2015).

Update on Maintenance Committee

Joe stated he is still on track to order the new lights for the periphery of the swimming pools. These are LED lights and will cost \$64 each.

Bill noted the sliding screens on the cabana need replacing, to which Joe replied "it's on the list (to be replaced)."

Unfinished Business

No unfinished business was presented.

New Business

No new business was presented.

Meeting Adjourned

A vote was taken to adjourn the meeting at 5:00 PM; the vote was unanimously affirmative.

Next Meeting will be at 4:00 PM Tuesday, November 10, 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

2015-10-10
Date

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

2015-10-10
Date