

## Beachwalk HOA Meeting Minutes-February 11, 2016

Board members present: Bill Bryan, Joe Truelove, Gary Stickley, Mike Wood, Dan Church

Committee members represented: Architectural Control, Maintenance, Landscape, Communications, Social, & Stormwater

Homeowners present: George Schierle, Roy & Barb Erwin, Kate Shorten, Gail Morris, Don Morrow, Scott Garwicki, Lee Brennan, & Mike Gentile. Cindy Snead with Network Realty was present.

Call to order was executed at 4:14 PM at the Beachwalk Clubhouse.

Bill Bryan (President) asked for approval of January 2016 meeting minutes. A motion was made/seconded to approve and passed unanimously.

Adoption of the January 2016 financial information was tabled for a later meeting to allow Board members to peruse the report.

### Committee Reports

Social Committee: Kate Shorten reported that nothing was planned in the near future. A Memorial Day cookout is perhaps in the planning.

Communications Committee: Gary reported that the web site is in a final state and imminent. Discussion followed concerning what information should require password protection. It was suggested that we password protect annual HOA meeting minutes, Board meeting, financial information and several other categories. See Attachment #1 for a more complete list. Directory information for Homeowners would include owner's name, street address, and lot number. The Board agreed with Gary's suggestions allowing him to move forward.

Landscape Committee: Scott Garwicki has agreed to work on the committee. No report is presented at this meeting. Work may begin March or April with discussions with vendors.

Maintenance Committee: Joe Truelove reported that the in-line (on demand) hot water heater for the kitchen sink has been purchased but still requires wiring and installation. Joe will continue to oversee the installation. Dolphins are manipulated to run continuously during cold weather.

Architectural Control Committee: Lee Brennan reported that 42 voting forms were returned for the ACC (item by item) guidelines list. 57 are needed for a quorum with 29 votes required per item to be approved for insertion into the final ACC document. Committee members will attempt to contact homeowners who have not responded in an attempt to get a quorum for final Board approval. See Attachment #3 for ACC report.

Stormwater Committee: In Jim Craig's absence Dan read into record the stormwater committee report. See Attachment #2. Discussion followed concerning the lack of pipe and swale method for D3 & D4 on the CFE engineering drawings. It was pointed out that the north & south ponds communicate back and forth to carry heavy rainfall events. A meeting with homeowners and CFE engineer to discuss the plans was suggested and agreed to by the Board. Timeline is volatile but late summer starting is hoped. Joe reported that we currently have approximately \$175,000 dollars in the stormwater account having already spent approximately \$32,000 on engineering and wattle installation. Much discussion from the floor centered on cost and scheduling.

Unfinished Business: None was brought forth.

New Business: Some homeowners had standing water on their property with the last rain event. This is not a Board issue but rather a builder/homeowner issue concerning runoff and elevation. A question concerning repair options of a fallen section of common community fencing at the rear of the Slugg property prompted much discussion. Ultimately the Board voted 4 to 1 in favor of telling the homeowner of the need repair or replace in kind the fence. This decision was supported by our existing Declarations Section 7.2.

A comment from the floor concerned our landscaper crews perhaps driving the mowers too fast and turning so sharply that the grass was destroyed in certain areas. Cindy agreed to bring this matter to Landscapes Unlimited.

Meeting Adjourned: A motion was made/seconded to adjourn at 6:00 PM and was unanimously approved.

Next Board meeting is scheduled for March 8, 2016 at 4 PM at the clubhouse. Homeowners are encouraged to attend and bring any concerns to the Board before the meeting they wish to address.

 (March 8, 2016)

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

 (March 8, 2016)

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

Attachments:

1. Communications Committee report (1 page)
2. Stormwater Committee report (1 page)
3. ACC Report (1 page)

## Attachment #1

Below is the proposed HOA pages on the BW website that will be password-protected:

### Home page drop down list (potential)

- HOME
- ABOUT
- CONTACT US
- CALENDAR
- HOA
- AMERICAN FLAG
- BEACH
- COASTAL NORTH CAROLINA
- LICENSE & REGISTRATION
- EDUCATION
- EMERGENCY PREPAREDNESS
- FORT FISHER FERRY
- LIBRARY
- LIVING HERE
- NHRMC
- PARKS & RECREATION
- PETS & ORDINANCES
- POST OFFICE
- TRAVEL & TRANSPORTATION
- UTILITIES
- VETERANS
- VOTING & REGISTRATION
- FAQ
- WEATHER

### Suggested HOA drop down selections (\*indicates password-protected)

- Calendar (meetings, socials, pool open/close, etc.)
- Standing Committees (mission and members)
- Forms – ACC, Clubhouse, etc. (online fill and submission is possible)
- Clubhouse and pool rules
- ACC Guidelines
- Welcome Package
- Declarations and Bylaws
- BOD members and roles
- \*Annual homeowners meeting agenda and resulting minutes (with attachments)
- \*Board meetings agendas and resulting minutes (with attachments)
- \*Homeowner directory
- \*Financials (annual budget and latest monthly report)

## Attachment #2

Stormwater Committee Report, February 11, 2016

In the past month we have seen a series of important steps advancing the Beachwalk stormwater project.

- 1) The engineer working for the Town of Kure Beach completed his drawings for the project to relocate the road drainage pipeline that is now routed into D5. The design was submitted to Cape Fear Engineering (CFE) who incorporated it into the engineering drawings for our stormwater project. Jim spoke with Sonny Beeker about the tentative scheduling for the Town's project. He offered his opinion that the Town intends to start their project after they get the okay (not necessarily a permit) from NC-DEQ and will complete it independently and before our stormwater project.
- 2) With the set of engineering drawings for our stormwater system renovation project complete, work proposals were sent out to engineering contractors that CFE thinks will be able to handle our project. The relationship between engineering and contracting firms is very important because CFE is responsible for certifying that when the job is completed our stormwater system is fully compliant with State and Local regulations.
- 3) To date, we have received two bids and are expecting a third bid this Friday. After the bidding process closes, the Stormwater Committee (Bill, Dan and Jim) will narrow the selection process down to a preferred vendor and begin discussions to maximize the cost efficiency of the work. Judging from the bids received so far, a large proportion of the project's cost involves excavation of the North Pond, so cost efficiencies are more critical in this part of the project. As one example, the reuse of excavated sediments as fill material for the ditches that will be piped could result in significant cost reductions for the overall project.
- 4) The Stormwater Committee also plans to meet on-site with CFE and NC-DEQ (likely, Steven Pusey) within the next two weeks to informally discuss the latitude for "must do" versus "may do" work. To maximize cost efficiency the Stormwater Committee will recommend work that is mandatory to meet State requirements, corrects recognized deficiencies (either inherited or as a result of the aging of the system) and improves the reliability of the system to handle heavy rainfall events. It is unlikely that the HOA can afford many "nice to do" items.
- 5) When the final scope and cost of the project is defined our engineering drawings will be ready to submit to NC-DEQ for formal review and approval. This permitting step could take 3-4 months. However, it is explicit that the project will be fully funded to completion. In other words, once NC-DEQ approves a Permit Modification they expect it to be done. So before we can submit our project plans to NC-DEQ additional funding authorization may have to be approved by the HOA. We will expect that the cost of the project will be known in early March.

As a final note, the Committee is extremely pleased with the cooperation, engineering expertise and coordination efforts of Cape Fear Engineering (Matt Haley, project coordinator). CFE is a huge improvement over past experiences and this gives us confidence that the project can be completed successfully and with prudent spending of HOA funds.

Stormwater Committee: Jim Craig (chairman), Dan Church, Bill Bryan (BOD liaison)

C:\Users\Dan Tema\Documents\HOA Minutes\2016-2-11 HOA Meeting Minutes.Docx

## Attachment #3

### Beachwalk HOA Board of Directors Meeting February 11, 2016

#### Architectural Control Committee Report

Members: Bill Bryan, HOA President  
Lee Brennan, Chairman  
Jackie Wiebe  
Mike Gentile

Update of committee activity:

We have to date **41 Ballots**. To have a quorum we need 2/3 of 84 (1 homeowner not qualified – non-payment of dues) **56 needed**.

Of the 56 **we need 29 'Approved'** to pass each of the 37 Items. (All 37 items currently have at least this minimum)

There are **44 'Not Voted'** yet. So if we can get at least **15 more ballots we will meet the quorum requirements**.

Respectfully submitted,



Lee Brennan, Chairman