

Beachwalk HOA Meeting Minutes-November 10, 2015

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

Committee members represented: Architectural Control, Maintenance, & Stormwater

Homeowners present: Walt Jankowski, George Schierle, Donna & Tom Moffitt, Jim Craig

Call to order was executed at 4:10 PM at the Beachwalk Clubhouse.

Joe Truelove suggested that the new board institute a policy of allowing the board to discuss items initially without interruption, then allow discussion/questions from the floor. It was mentioned that this is a recommended procedure in "Roberts Rules of Order". This was explained to the audience and the meeting continued.

Bill Bryan (President) asked for approval of September and October meeting minutes. A motion was made/seconded to approve both month's minutes as submitted. The motion was approved unanimously.

Committee Reports

Architectural Committee: Donna Moffitt said she has received some suggestions about sign restrictions but no other correspondence has come forward. Deadline for responding is December 15, 2015. Some discussion was held concerning changing the deadline to the end of November 2015, but was ultimately left unchanged since notification measures might take too long. Donna will call Cindy Snead (property manager) to arrange a reminder to homeowners about the Dec. 15 deadline for suggesting changes. A special meeting may be required to allow discussion and input by homeowners before the final draft is voted on by itemized ballot next year.

Maintenance Committee: Joe Truelove reported that many of the items which were budgeted have been completed including umbrella base repairs, column repairs, mailbox gutter and painting, Cabana screen replacement and porch repair. Items remaining to be done include new electrical receptacles at the pool, on demand hot water heater for the kitchen, pump room exhaust fan installation, repair of sidewalk in front of the clubhouse, and re-strapping of the lounge chairs as necessary.

Landscape Committee: Has no chairperson nor members at the present time.

Communications Committee: After some discussion about the functioning of the Communications committee, Gary Stickley agreed to chair the committee. The Communications committee main purpose is to oversee our new website after its inception. The creation of the new website will be accomplished separately by Bill Bryan, Rick Morton and a third party professional web firm. Appropriate official documents to be posted to the site should come from the board secretary (Dan Church). The listing of social events and special community interests should come from the communications committee. All communication will go between the requestor and Gary.

Stormwater committee: Bill Bryan said that he and Jim Craig met with Cape Fear Engineering to fine tune the stormwater repair drawings and discuss finalization when the Town of Kure Beach reroutes the 14" drain pipe. Currently the pipe runs beside Rick Morton's house into D5, the discharge ditch from our south pond, which is not allowed by the governing state regulating agency. The current regulations governing stormwater systems have changed several times since the installation of our system, but we are "grandfathered" at the 1995 rules unless we make "significant/major" changes. Therefore, the old rules apply. Jim Craig led a discussion of the stormwater report (2 pages) attached to this document as Attachment # 1. Some small maintenance items can be accomplished on our stormwater system prior to drawing completion or DENR approval. Pricing and recommendations on these items will come from the stormwater committee shortly. As details of the SW system repair become clear, homeowners along the ditches and ponds may have items requiring their attention. Downspouts are not allowed to be piped directly into some areas of the SWS. Fences that impede access to the maintenance easement may need to be removed/relocated/alterd to allow contractor access. The SW committee should draft a letter for board approval alerting homeowners of the potential conflicts. Bill agreed to contact David Hagler and Dean Lambeth

with the town of Kure Beach regarding the status of the re-routed storm pipe and the future contact procedure for meetings of common interests. Tom Moffitt agreed to remain involved in conversations with the town (Kure Beach) until his home sells. Thank you Tom.

Treasurer report: Joe said he has not received information he needs to generate his report but will forward the report to board members shortly.

Unfinished business: Bill said our current website will be migrated into our new website with a new URL. Our new site will be called BeachwalkHOA.net. Bill and Rick Morton continue to pull together information required to bring the new site online.

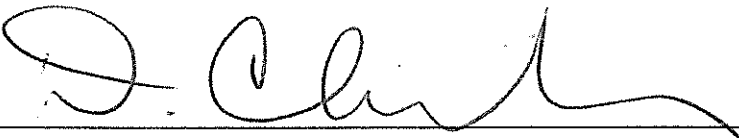
New business:

- Joe Trulove brought before the board recommended changes/additions to the Clubhouse Rules regarding parking and smoking issues. Motion to accept was made/seconded and unanimously approved by the board (see attachment #2).
- Joe Trulove presented a draft of Beachwalk Resolution of Committee Charter document outlining for each of the committees their functions and other guide lines of expectation by the Board. After board members have had time to look over the document a formal vote may occur at the next scheduled board meeting.
- Joe also said he had sent via e-mail to each board member a resolution to actively begin enforcement of HOA covenants, some of which have not been enforced heretofore.

Bill opened the floor to questions/discussion of items from the audience. Gary asked if we still had a welcoming committee. Bill replied that Cindy delivers a package of information and welcome to each new homeowner.

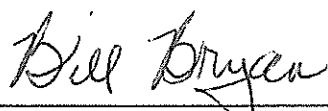
Meeting Adjourned: A motion was made/seconded to adjourn at 5:40 PM and was unanimously approved.

Next Board meeting is scheduled for December 8, 2015 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.



(December 10, 2015)

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



(December 10, 2015)

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

Attachments:

1. Stormwater Committee report (2 pages)
2. Clubhouse Rules changes/additions (2 pages)

Attachment #1

Stormwater Committee Report (November 10, 2015)

Bill Bryan, Dan Church and Jim Craig have thoroughly reviewed the engineering drawings supplied by Cape Fear Engineering. We met with Cape Fear Engineering on November 2 to discuss the status of the project and offer our last set of comments to the drawings. As usual, CFE welcomed our comments and provided explanations for the engineering designs.

One key point was made by CFE and answered several of our questions; namely, the system will be brought into compliance with the permit transferred to Beachwalk HOA in 2004 and not the current State regulations. Although modifying parts of the system to an updated design would be nice to do, it could be very expensive or impossible to bring all parts of the system to meet current standards. It is far more cost effective to stay consistently within the specifications of the original stormwater permit thereby "grandfathering" our system's configuration.

Our meeting with CFE also produced updates for the project's schedule:

1. CFE estimated that it could take about 2 weeks to revise the current set of drawing. Idealistically, we could be ready to submit the drawings to the State by the end of November. However, the project is being delayed by the non-compliant pipe installed into D5 by the Town of Kure Beach. CFE is reluctant to sketch any tentative drainpipe realignments on their final drawings submitted to the State. The Town's engineer has contacted CFE asking for a proposal to do the surveying work, but the work order has not been finalized. Given the slow pace of action by the Town and CFE's need for a complete set of drawings for the State, the likely scenario now is that our application for a Plan Revision may not be sent to the State until early 2016.
2. CFE expects a minimum of 90 days for approval of the project plans. Speeding up the application with an "expedited" review would not be advisable for two reasons; First, it would cost an extra \$4000; Second, it would direct our application through other engineers (not Steve Pusey) who are unfamiliar with our history and special circumstances. This could lead to unforeseen problems causing more cost and delays.
3. Because of these bureaucratic hurdles the project may not be approved by the State before April 2016. In the meantime, with the final, though still not approved, set of drawings from CFE we will be able to discuss the project details with potential contractors for the construction work. Over the next months, we will try to identify the best potential contractor so that work can start soon after the project is approved. During these discussions we also will request non-binding estimates for the work so the HOA will have an update for the likely cost of the project in its present form.
4. We discussed and CFE agreed that several minor jobs could be started sooner than next April because they would be considered "maintenance" and not major permit modifications. Completing this work would help the system function better over the interim period and would not be in conflict with the larger integrated phases of the

Attachment #2

BEACHWALK CLUBHOUSE RULES

November 2015

The Beachwalk Clubhouse, located at 127 Settlers Lane, is available for Beachwalk residents only. Guests must be accompanied by a Beachwalk property owner at all-times. Children under the age of 18 must be accompanied by an adult property owner.

Clubhouse Rules

Cleanliness: A homeowner who reserves the Clubhouse is responsible for cleaning the Clubhouse, the rest rooms and any other area used, including all equipment and furniture, immediately after the function ends. Cleaning includes vacuuming or damp-mopping the floor as needed, and wiping down the counter tops, tables and chairs. The homeowner is also responsible for placing all trash in the containers outside the clubhouse.

Damage: The homeowner is responsible for the repair or replacement of any damage done to the clubhouse, or its furniture, equipment, or window coverings. Nothing may be taped to the windows, doors or walls.

HVAC: The heat and/or air condition thermostat setting must be returned to 60 in the winter and 80 in the summer. All lights are to be turned off by the resident when the function is over.

Noise: Music, and/or any other noise, must be kept at a level that it cannot be heard in the surrounding homes in the area. The renter of the clubhouse will be responsible for seeing that there are no loud noises from the guests either coming to or leaving the function at the clubhouse.

Parking: Parking in front of the clubhouse and pool is restricted to authorized visitors to the clubhouse and pool. Parking on the clubhouse, pool or tennis court property grass is prohibited.

Smoking: Smoking is not permitted at any time with in the clubhouse nor on the clubhouse property including the mailbox, parking and flag pole areas.

Swimming Pool: The swimming pool area is separate from the clubhouse and may not be reserved. Wet swimsuits are prohibited in the clubhouse.

Reservations

If you have questions about the clubhouse or would like to reserve the clubhouse, please contact the Property Manager, Cindy Snead at 910.798.3134 or email at cindy@networkwilmington.com.

project (e.g. dredging ponds and using some of the material as fill over new buried pipes in D2 and D5).

5. Several smaller projects can be identified at this time. (a) A few of the wattles in D2 and D3 are becoming detached and could present a problem if not re-staked back into the bank. (b) The HOA should approach the Town about installing rip-rap in D1 to armor the bank by Robert Whitt's house. The Town could also add rip-rap to mitigate erosion below the drainage chutes at the road intersections with D4. Cleaning out the sediments in the road culverts beneath Shell and Surf Drives would improve flow between the ponds. (c) CFE recommended that we contact Larry Sneed as a contractor to install the "stint pipe" in D4 and do other landscaping work in this ditch. (d) Other small projects could be done to prepare for major construction work. This could include removing the big Leland Cypress trees along D5, moving fences and other obstructions in drainage easements, and re-directing roof and other drains from some properties.
6. Lastly, the HOA should begin to develop a policy for homeowners affected by the project (see 5d above) before, during and after the construction period. For example, who would bear the cost of removing obstacles from easements?