

Beachwalk BOD Meeting Minutes-March 14, 2017

Board members present: Bill Bryan, Dan Church, George Schierle, Joe Truelove, and Mike Wood.

Homeowners present: Gail Morris, Eugene Lisewski, Lee Brennan, Janice Truelove, Patsy Ennis, Rick Morton, and Jackie Wiebe. Cindy Snead was not present.

Call to order was executed at 4:00 PM at the Beachwalk Clubhouse.

Bill Bryan (President) asked for approval of February 2017 meeting minutes. Approval was tabled because several financial report pages were missing from the attachment. Bill also asked for approval of the February 2017 financial information (see attachment #2). After Mike's discussion, motion were made/seconded to approve and passed unanimously.

Committee Reports

Architectural Control Committee: Lee discussed ACC report (see attachment #1).

Communications Committee: Rick reported he had made some changes in the web site concerning "click on" buttons. Everyone seems acceptable.

Facilities/Maintenance Committee: Joe Trulove reported that the corroded pool fill pipe had been repaired at a cost of \$350. He also said bids have been received for repairs to pool deck with the least amount being \$4500. Rick said both Settlers Lane entrance signs are not functioning "dusk till dawn". Rick also said our flags are tattered and need replacement.

Financial Committee: Mike Wood discussed the February financials (see attachment # 2).

Landscape Committee: Gail Morris discussed LC report. (see attachment #3).

Social Committee: No report was given.

Stormwater Committee: Dan reported that Cape Fear Engineering had sent Beachwalk certification of compliance documents to NCDEQ. \$8000 is being held as retainage against Ellixson (contractor) until completion of aquatic planting at the north pond and any warranty items are remedied.

Unfinished Business: Future alternate uses of the tennis courts were discussed without conclusion. George agreed to study subject more closely for future discussion.

New Business: Joe Truelove brought to BOD a petition with 40 HOA signatures concerning appearance of ditch D4 (see attachment # 4). Discussion followed. Stormwater committee disagreed with several statements in the document. Homeowners complained about appearance

of “stent” pipe shown on the CFE drawings. SWC agreed to contact engineer (CFE) about alternatives.

George Schierle agreed to be a second approved signer of checks (with Mike Wood) for Beachwalk payments from Network Realty.

Meeting Adjourned: Meeting was adjourned at 5:06 PM. Next monthly Board meeting is scheduled for (Tuesday) April 11, 2017 at 4 PM at the clubhouse. Homeowners are encouraged to attend and bring any concerns to the Board before the meeting that they wish to address.

 (April 11, 2017)

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

 (April 11, 2017)

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

Attachments:

1. Architectural Committee Report (1 page)
2. February 2017 Financial Summary (4 pages)
3. Landscape Committee Report (1 page)
4. Document concerning ditch D4 (2 pages)

Attachment # 1
Beachwalk HOA Board of Directors Meeting March 14, 2017

Architectural Control Committee Report

Members: Bill Bryan, ACC Liaison
 Lee Brennan, Chairman
 Jackie Wiebe
 Mike Gentile

Update of committee activity:

One 'Request for Modification' was received from Ken and Dianne Horne, at 129 Settlers Lane, to change out screens for windows on rear porch. The committee approved this request. Homeowners were advised to proceed.

Respectfully submitted,

Lee

Lee Brennan, Chairman

cc: Dan Church, Secretary

Attachment #2

Beachwalk HOA Financial Summary

Ending February 28, 2017

Cash Basis

Income	<u>Month of February 2017</u>	<u>YTD</u>	<u>Budgeted</u>
100 Dues	7,419.00	33,135.00	
101 Late Fees	10.00	40.00	0.00
102 Card Key	0.00	0.00	0.00
103 Clubhouse Res.	0.00	0.00	0.00
106 Interest	3.58	7.87	0.00
107 Legal Fee Income	0.00	0.00	0.00
Total	\$7,432.58	\$33,182.87	\$0.00
Monthly Expenses	<u>Month of February 2017</u>	<u>YTD</u>	
Budgeted Expenses	\$3,866.15	\$12,755.71	
(Over)/Under Budget	\$3,566.43	\$20,427.16	
Checking Account Balance	\$25,298.40		

Stormwater Project					
Income			<u>Month of February 2017</u>	<u>Beginning</u>	<u>Budgeted</u>
	Special Assessment		100.00	150,649.50	152,815.00
	Sp. Assessments Due			2165.50	
	Reserve Account		<u>0.00</u>	<u>178,393.30</u>	<u>178,315.00</u>
	Total		100.00	\$329,042.80	\$331,130.00
Expenses			<u>Month of February 2017</u>		
	700 SWS				
		Ellixison	32,570.00		
		Cape Fear	<u>2,711.25</u>		
			35,281.25		
		To Date	<u>\$270,399.40</u>	Balance	
				<u>\$60,730.60</u>	
Remaining Bank Balances					
	Special Assessment			55,111.72	
	Reserve Account			<u>24,397.83</u>	
	Total In Reserve/Assessment Accounts			\$79,509.55	
Notes: Transferred \$60,688.00 to Checking on 1/12/17 from Sp Assessment. Account					

Stormwater Backup Information

Post Assessment Date					
Date	Description	Amount	Check #	invoice #	
4/6/2016	Bill Bryan -Travel	52.00	3789		
4/27/2016	Cape Fear Engineering	575.00	3800	21611	
5/25/2016	Cape Fear Engineering	201.25	3816	21747	
6/20/2016	Cape Fear Engineering	115.00	3834	21880	
7/22/2016	Cape Fear Engineering	2,420.00	3851	22041	
8/4/2016	Bill Bryan	22.95	3857		
8/16/2016	Cape Fear Engineering	345.00	3865	22041	
8/24/2016	Bill Bryan -Midwest Metal	179.73	3872		
9/8/2016	Bill Bryan - Grates	357.72	3878		
10/13/2016	Ellixison & Sons	13,685.00	3894	1	
10/20/2016	Cape Fear Engineering	172.50	3898	22169	
11/3/2016	Ellixison & Sons	65,505.00	3906	2	
11/18/2016	Ellixison & Sons	87,884.00	3914	3	
11/22/2016	Cape Fear Engineering	2,915.00	3915	22579	
1/12/2017	Ellixison & Sons	60,688.00	3935	4	
2/21/2017	Ellixison & Sons	32,570.00	3951	5	
2/21/2017	Cape Fear Engineering	2,711.25	3953	22981	
Total		\$270,399.40			
Break Down by Vendor		Expenditure	Balance		
		Cape Fear Engineering	9,455.00		
		Ellixison & Sons	260,332.00		
		Bill Bryan	612.40		
Total		\$270,399.40	\$60,730.60		

Total Dollars Spent on SW Project to Date

	Current Cost*	Pre Assessment
Coastal Stormwater		14450.00
Hire Alternatives		464.00
Bill Bryan	612.40	
Ellixson	258132.00	
Ellixson Change Orders	2200.00	
Cape Fear (Design Eng)	3631.25	19213.00
Cape Fear (Const Mgmt)	5823.75	
Cape Fear (As Built/Cert)		
Cape Fear (Hourly)		1495.00
Permits		
Contingency		
Total	270399.40	35622.00

*Current cost is from Assessment date in 2016 to present

Attachment # 3

LANDSCAPE COMMITTEE

-- The Landscape Committee arranged for a meeting with the Regional Manager and the Account Manager at LandCare which was held on February 28, 2017. Two members of the BW HOA BOD were present. The object of the meeting was to inform LandCare of our dissatisfaction with their service to date. Several items were not performed as contracted in January and February. They were presented with a 30-Day Notice to Terminate Contract and an Agreement to Rescind 30-Day Notice to Terminate Contract. These documents specifically state that outstanding issues need to be remedied on or before March 15 or the Contract would be terminated March 28. Outstanding invoices would be immediately vacated. As a result of the meeting there was a change in the Production Manager responsible for Beachwalk. We met with him and walked through the community. He was made aware of our expectations.

--Tuesday, March 7 and Wednesday, March 8 LandCare provided their first chemical application. Notices were sent to the homeowners. Signs were placed at the entrances to Beachwalk and flags were placed on lawns that were treated.

--LandCare began their weekly service schedule on March 8. On the same day, they brought in additional workers to focus on outstanding issues, i.e., pruning, trimming, weeding, etc. The crew was back again on Thursday and Friday, March 9 and 10. The Landscape Committee is pleased with the work they have performed throughout the week. We will follow up with LandCare on Wednesday, March 15th with written notification of our level of satisfaction and to rescind the 30-Day Notice to Terminate Contract. Network Realty will issue a check in full payment of the February invoice.

--The Landscape Committee received a quote from LandCare to trim back shrubs, vines & branches extending over the fence into Beachwalk behind the clubhouse, poolhouse and tennis court. Will provide the quote to the BOD at the next meeting.

3/14/17

Attachment # 4

Petition to Beachwalk Homeowners' Association Board of Directors regarding the stormwater canal between Shell Dr and Surf Dr. (Ditch 4 or D4 on the stormwater repair drawings.)

We, the residents of Beachwalk, petition the Beachwalk HOA to fund and contract for a new solution for repairing D4.

The canal's current condition has in our opinion decreased the property value of all Beachwalk especially the town homes and the homes on Shell and Surf drives.

The repair to the canal as part of the stormwater system is unsightly and must be redone for the following reasons.

- * The pipe at the junction of ditches behind the town homes looks like an open sewer pipe.
- * Water stands stagnant in the ditch making it a mosquito habitat.
- * The rip-rap and sediment already building at the junction inhibits water flow.
- * There are sufficient funds remaining from the stormwater repair budget; approximately \$100,000 in reserve. These are our funds and should be used to protect our property value.
- * The canal that runs behind stormwater committee and Board members' property was piped and sodded over.
- * D1 and D3 are less unsightly. D2 and D5 have been aesthetically improved. D4 deserves the same consideration.

We, the residents of Beachwalk, demand the HOA develop and implement a new aesthetically agreeable solution for D4 repair.

NAME	ADDRESS	PHONE NO.	SIGNATURE
Vicky Kelly	502 Surf Dr	910-458-9037	Vicky Kelly
Angie Hashem	206 N. 5th	264-3564	Angie Hashem
Engel Lianchi Jr.	511 SURF DR	707-1190	Engel Lianchi Jr.
DAVIS Lee	172 Settlers Ln.	540-1112	Davis Lee
Kate Shorten	138 Settlers	609-234-8241	Kate Shorten
RICK MORTON	122 Settlers	910-458-5358	Rick Morton
Patricia Palander	114 Settlers	410-458-1476	Patricia Palander
DIANNE HORNE	129 Settlers	910-619-3444	Dianne Horne
Patricia Holten	317 Settlers Ln	910-458-0574	Patricia B. Holten
SARANCE VANDER	205 5th Ave	910-458-9636	Sarance Vandert
Glenn Porter	113 N. Fifth Ave	910-458-5912	Glenn Porter
Justine Ragnovell	301 N. 5th Ave	423-969-9229	Justine Ragnovell
Patsy Emnis	506A Surf Drive	910-458-7968	Patsy J. Emnis
Jared Salay	514 Surf Drive	910-458-0628	Jared Salay
Pat Smith	209 Settlers Ln	910-286-9353	Scott GARWICKI
Margaret Duffin	304 Settlers Ln	910-458-2096	Margaret Duffin
Diane Howard	512 Surf Dr	704-517-7996	Diane Howard
Bob [unclear]	521 Shell Dr	910-458-5000	Bob [unclear]

We, the residents of Beachwalk, demand the HOA develop and implement a new aesthetically agreeable solution for D4 repair.

NAME	ADDRESS	PHONE NO.	SIGNATURE
Kate Cortick	505 21 st Ave	336-403-0576	Kate Cortick
Franky Hughes	512 N 5th Ave	458-2876	Franky Hughes
Bill Goyne	500 5th Ave	570-847-2455	Bill Goyne
JAMES BRAND	310 5th North	910-707-1206	James Brand
Wes Knight	300 N 5th	910-555-0642	Wes Knight
Marilyn Watkins	226 N 5th Ave	910-458-1721	Marilyn S. Watkins
ROY ERWIN	301 Settlers	910-524-661	ROY ERWIN
Barbara Peterson	213 Settlers	910-707-1658	Barbara Peterson
Wendy R. Goyne	313 Settlers Lane	910-707-1194	Wendy R. Goyne
LOUIE BOWSE	205 Settlers Ln.	910-707-0109	Louie Bowse
Judy Hanning	201 Settlers Lane	910-233-1513	Judy Hanning
L. J. BROWN	210 N 5th	204-900-2025	L. J. BROWN
W.S. Gross	214 N 5th Ave	910-458-0874	W.S. Gross
M. Hoyer	124 Settlers	732-222-407	M. Hoyer
Barbara Hardin	521 Shell	910-458-5000	Barbara Hardin
Bill Francis	508 Fifth Ave	910-200-6076	Bill Francis
Dix Hudson	509-B Shell	919-616-246	Dix Hudson
SHERRY BROOKSHIRE	508 SHELL	910-458-1592	Sherry Brookshire
Sue Goyne	133 Settlers	445-807-8187	Sue Goyne
Jenice W. Trucker	512 Shell Dr	910-458-1920	Jenice W. Trucker
Wendy R. Goyne	508 Shell	910-403-0881	Wendy R. Goyne

Yes, we would like to be included on the petition as a supporter. Thank you for sending it to us.

Yates and Vicki Parker