

OLD NAGS HEAD COVE ASSOCIATION

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ANNUAL MEMBERS MEETING

Saturday, May 27, 2017

MINUTES

The meeting was called to order at 11:05 am by President Anna Sadler.

Roll call:

Anna Sadler	- President
Angelina Lowe	- Vice President
Chuck Snead	-Treasurer (late)
Therese Leasburg	- Secretary/Acting
Tom Smith	- Director
Terry Evans	- Director
Fran Castellow	- Director
Brenda Lowe	- General Manager
Missy Rotchford	- Bookkeeper

Certifying of Proxies:

There were 60 total proxy votes and 42 votes each for Seth Johnson and Steve Pearce. Seth and Steve were introduced to the Members present. Anna Sadler asked for any other nominations from the floor. Seth Johnson and Steve Pearce were duly elected by majority vote. There was a motion by Tom Smith and seconded by Therese Leasburg to close elections. Anna requested volunteers to submit their names for next year's election.

Anna Sadler requested that members send their email addresses to Brenda Lowe to receive future newsletters. Emails save the Association postage and ensure homeowners are kept informed of the latest news. Brenda recently added 75 emails to the roster. Brenda noted that Proxy Ballots must be mailed to Members according to the By-Laws.

Review of Minutes from the 2016 Annual Members Meeting:

Anna Sadler reviewed the 2016 Meeting Minutes (see attached) and noted that there were not any awards for “Yard of the Quarter” as there weren’t any volunteers to serve on a committee. She asked for corrections or deletions to the Minutes and noted that language should be edited to clarify a statement that says “....no land left...” to add “...in the Cove.” A motion was made by Tom Smith and seconded by Therese Leasburg to approve 2016 Minutes. All members voted in favor of the motion to approve the 2016 Annual Meeting Minutes.

TREASURERS REPORT

Anna noted the Board decided to have only one Committee, the Financial Committee. Members are: Angie Lowe, Chuck Snead, Brenda Lowe and Missy Rotchford.

Missy stated the rental fees of boat slip fees were shared by homeowners in increased dues. Fee income was not enough to cover the cost of repairs to the boat slips. Dues increased by \$15 and this is the first increase in three years. Another increase is not anticipated in the next few years.

Missy reviewed the Financial Statements. (see attached)

Income was \$104,000 for the fiscal year and slightly down (7.5%) from 2015. The decrease was attributed to closure of the pool due to algae and less usage compared to the high usage in 2015 due to sharks in the ocean. Expenses were down and only \$1400 was used from reserves for pool expenses e.g. phosphate purchases.

Missy addressed a question from the floor on what did the line item, “Courtesy to Members” included. She explained that Brenda collected past due membership fees from homeowners in arrears but could not always collect the accumulated interest. Write offs of interest were due to foreclosures, death, or negotiated settlements. Brenda explained that there are 525 lots in the cove but some are combined so dues are collected from 515 members. Due to Brenda’s diligent efforts in collecting past due accounts and having liens placed on properties, fourteen past due accounts are outstanding. It was suggested that the line item in the profit and loss statement be changed to clarify the meaning of the write offs.

Angelina emphasized the value homeowners receive with the facilities in the Cove for very low annual dues of \$165.00. From Jan. 1-Mar 31, 7 homes sold in the Cove proper and 3 sold in Roanoke Sound Shore.

New homeowners were introduced.

Anna thanked Tom Smith for his invaluable contributions to the Board having served two consecutive terms. Tom made a motion to approve the Treasurer’s report and Fran Castellow, seconded the motion. The Treasurer’s report was approved.

Anna noted that the Board would meet within two weeks per the By-Laws to elect new officers.

OLD BUSINESS

Brenda stated the air conditioning was being repaired and is still under warranty.

OLD BUSINESS CONCLUDED.

NEW BUSINESS

A. Fran announced that there is a lack of rain water drainage unique to the Pompano drain field, which was disturbed when the hospital was built. The Board will contact the Town Manager to review the issue and find a solution to fix the problem.

B. Angie mentioned the popularity of the boardwalk with increased fishing and crabbing. Benches are proposed for the future.

C. Tom initiated a discussion on trash pickup days and the use of stickers available from the Town. Brenda has forms to apply for a permit to use the facilities on Lark Street. Robert Brown spoke from the floor on the recommendations by the Committee on Trash put forward to the Board and the Town regarding the pickup schedule. The days remain Tuesday and Saturday for trash and Wednesday for recycling. In a community effort to maintain the pleasant aesthetics of the neighborhood, it was requested that homeowners ask neighbors to move their cans if they are unable to move them immediately after trash pickup. Fines by the Town are anticipated in the future for leaving trash cans out past pick up day. Nags Head Town picks up everything if you call, from Oct 1 thru April 30. No calls are accepted for additional pick-ups in Nags Head during the summer months.

D. Anna stated there are restrictions on parking in the Cove. Per the Town Ordinance, guests can park in the right of way (ROW). Tires must be off the street. Do not park on the road. Note that the Town cuts the grass in the ROW.

E. A homeowner who requested the grass to be cut at the stop sign on Roanoke Way. He was asked to contact Mike Barielle in the Town of Nags Head.

F. Brenda reviewed maintenance enhancements made in fiscal year 2016-2017. See attached list.

NEW BUSINESS CONCLUDED.

COMMENTS from MEMBERS

David Carroll:

Noted that there are three different websites and a Face Book page that he monitors for ONHC. The official website is: <http://oldnagsheadcovehoa.com>

A homeowner whom has lived in the dog-friendly Cove for a year. He sees a dog waste problem with only four bag stations. There isn't any community property North of Danube for a waste stand. Karen Pearce volunteered to provide space for installation of a stand on the North side.

Dick Israel:

Made recommendations on hazardous waste material disposal e.g. electronics. Call the Town from 8:30 a.m. to 3:00 p.m. with a list of what type of materials need disposal and the Town will direct you where to take hazardous materials.

There was a discussion on water shut-off valves. New cottages have shut off valves and older ones do not. Owners are not allowed to turn off the Town water valves. If there is a break in the line between the house and the meter, call the Town and ask them to turn off the water.

Carol Crouch:

Suggested that homeowners call the Town for tablets to run through washing machines if there is discoloration after the town flushes the fire hydrants two times a year.

Jean Osso:

"Green: cans or grounds waste can be taken to Lark Street/8th Street with a permit on Tuesdays, Thursday and Saturdays and the Town also picks up from October 1- April 30.

Anna:

Noted that Owners can have licensed RVs, boat trailers, and campers but it is not allowed to park them on the street and the covenants prohibit living in them. If guests arrive, please use a camp ground. Please call Brenda with the address of the property if there is a problem or if unlicensed cars have not been removed. She will contact the Town.

Karen Pearce:

Face Book states that the beach at the end of Danube is a dog friendly beach.

With no further business, the meeting was adjourned at 12:40 p.m.

Therese Leasburg, Acting Secretary May 27, 2017

Maintenance 2016-2017

May

Order 9 New Calypso Lounge chairs (lay flat, replacement covers not available)

Gas tanks can't be refilled replacement cost \$189 plus gas (have enough to get through events then look into electric stove)

June

Replace 3 roof vents on North side of building

Repaint and repair top portion of flag pole at clubhouse rusty and dangerous

Replace hinges on pool gate with stainless steel and use rubber bungie to close gate

July

Replace needed boards and paint Old Cove Road fence

August

Replace all burnt out lightbulbs with replaceable halogen bulbs (now we don't have to replace the whole unit)

October

Replace 16' of fence blown down by Hurricane Matthew

December

Replace leak in the valley of roof where it was leaking into building

February

Repair irrigation front entrance

Add Private Slips signs to Boat Slips

Fix Basketball hoop due to wind damage

New electric stove

March

Paint Old Nags Head Cove Sign at main entrance darker

April

Spread free rip rap

Add fill at main bulkhead on soundside