

OLD NAGS HEAD COVE ASSOCIATION

4512 Hesperides Drive, PO Box 517

Nags Head, NC 27959

(252) 441-4562

onhca@embarqmail.com

www.oldnagsheadcovehoa.com

Annual Members' Meeting

Saturday, May 26, 2018

MEETING MINUTES

The meeting was called to order at 11:00 a.m. by President Anna Sadler.

Roll call and Certifying of Proxy Votes:

Anna Sadler - President

Angelina Lowe - Vice President

Chuck Snead – Treasurer

Therese Leasburg – Secretary

Seth Johnson – Director & Alternate Treasurer/Secretary

Steve Pearce - Director

Terry Evans – Director

Donna Koppleman – Director

Missy Rotchford - Bookkeeper

Brenda Lowe - General Manager

Brenda and Missy counted and certified 62 proxy votes.

Proof of Notice of Annual Meeting

See attached letter sent to all homeowners.

Approval of Minutes of the 2017 Annual Members' meeting

Copies of the Minutes were disseminated to all members in attendance. A motion was made to approve the minutes and motion was seconded. The minutes were approved by unanimous vote.

Reports of Committees

Lawn of the Season Committee - Steve Pearce announced that the winner for Winter was John Kittrell. The Committee has a list for Spring that are under consideration.

Right of Way (ROW) Committee – Seth Johnson announced that the summer season is here, and the Town of Nags Head won't be cleaning up debris from flower beds. The bulk trash pick-up ended March 31, 2018. Bulk trash can be taken to the 8th street center with a sticker in your car/truck that can be obtained from the Town.

Parking in the ROW (10 feet) and on the street is discouraged to allow for fire trucks. Notices of Violations will be issued by the Town if items are left in the ROW. Call the Town or Brenda if you see violations.

Channel Survey Committee - Brenda Lowe reported that approximately five years ago, all except two bulk heads were replaced. She had an inspection done Lynn Small of LSI Marine Construction of the bulkheads and they are in good shape and are not in current need of replacement.

The Town has an old pipe coming out of a culvert, which may be a problem. It was suggested the Board should discuss this issue with the Town.

Seth and Steve will be measuring the depth of the main channel.

Budget Committee - Missy reported that expenses were basically flat for the fiscal year. Expenses included: a cost of living increase for the General Manager and a slight increase in the Landscaping contract. Money was carried over that was not used to purchase new umbrella and not repairing pumps. Dues had not been increased from the previous year.

Treasurer's Report

Chuck Snead noted that the new roof and bulk head costs were included in the budget. The Board needs to know what the members want to prioritize as projects to build a reserve fund for long term for capital improvements. The Board's goal is to avoid any special assessments for long-term improvements.

On April 30, 2018, the end of the fiscal year, the Association had \$24,400 in cash, a \$100,000 CD and \$153,000 in operating and money market accounts. \$8,000 was the increase from raising assessments. Income increased by \$10,000. Attached are the Balance Sheet and P&L Statement provided to all members at the meeting. Brenda – need to attach for the record.

Chuck opened a discussion to the floor regarding two topics: a wading pool and dredging. He asked if members wanted a wading pool that would cost approximately \$50,000. There would also be a fee for a feasibility study. Members asked what ages would be able to use the wading pool and commented that it wouldn't work for a family who has children at different ages with one child in the wading pool and another in the large pool. One comment was, "It comes down to how many full-time people live with kids who use the pool." Another asked if a \$1.00

could be charged per child to help fund a wading pool. It was noted that many pools have hours for adults only. “Speaking as a mom, it is not worth the money.”

Chuck stated dredging the main channel is a critical issue since ONHC is a boating community and the canals and channel benefit homeowners’ property values. The Board will apply for a State grant through Albemarle RC&D to help fund dredging as the cost estimate is \$300,000 for the project with ONHC’s share estimated to be \$100,000 if the grant were approved. There is a \$4500 upfront fee for an estimate of dredging costs. The channel was last dredged 15 years ago. Canals in ONHC were dredged at a separate time.

Comments from the floor:

“Dredging is important before everything else.”

“Contact Collington and other projects to see how any homeowner assessments were handled.” “Ask engineers to assess everything we need to improve and budget for.” “Can any assessment be paid in installments?” “The boat ram is broken and add it to a plan for repairs.” Brenda noted that the boat ramp has been repaired in the past from operations money.

There was a motion from the floor to get a quote on the full scope to survey the entire canal system and the main channel for dredging from the entrance at the dock to approximately 5 feet. The motion was seconded.

A discussion followed on developing a Waterways Improvement Plan and fund it incrementally. There was a question on the Dry Side benefits being less than the other side.

The President called the question and the motion was carried.

There was a motion and second to approve the Treasurer’s Report and it was approved unanimously.

Anna Sadler gave kudos to Brenda Lowe for her excellent work on painting the clubhouse.

Election of Directors

New Board Members nominated via ballot were: Toni Lee-Andrews, Sheila Bragg and Dave Masters.

Anna asked all Board Members to make every effort to attend all four Board Meetings in the year. A motion was made, seconded and voted on approving the new members. A Board Meeting would be scheduled within two weeks to elect new officers.

Appreciation and thanks were noted to Anna Sadler for her years of contributions to the community and serving as President of the Board.

New Business

Anna announced that parts of Barracuda and Old Cove Road would be paved the first week of June and that the Board had approved funding a new roof for \$15,114 completed by Coastal Roofing.

Questions from the Floor

“Can ONHC covenants be amended to allow for owners to have chickens?” The Board will discuss.

“Thanks to the Board for having abandoned cars removed.” If anyone sees any cars needing removal, call Brenda with the house address.

“Please pull garbage cans from the street within 24-hours of pick up. It is a Town regulation.”

“Coyotes have been a problem in ONHC and on Blue Marlin, a small dog or cat was killed. Don’t leave your pets outside.” Anna noted that the trapping season is from December 1 to February 28. Each home

owner can hire a trapper. The traps are friendly to cats and dogs. See Brenda for further information.

There was a motion to adjourn the meeting and seconded. The meeting was adjourned at 12:25 p.m. and was followed by a Members picnic at 1:00 p.m.

Therese B. Leasburg, Secretary

May 26, 2018