

HOA Priority list
(Yellow Highlight is TOP 6)

#	Discrepancy	Person Requesting	1st Estimate of Cost	2nd Estimate of Cost	APPROVED DATE	POC for Estimate	Comments/Action from Meeting
1	Big Pool Marble Dust / Paint	Karen D. Bill	Approx. \$76,000	\$68,853	11/1/2022 Approved 2nd Estimate	Bill David Mary Jo	Discussed and Bill asked we get estimates and go from there. Karen D. and the Board also wanted to get on the Pool contractor schedule for this just in case we can afford to have it done this year. Glen will ask pool contractor for estimate and get on his calendar. Glen briefed that Mary Jo will go to Havelock Pools and get on there schedule to have this done if we can afford it. We have received two estimates with the lowest being approx. \$45,000. Board agreed to set aside \$10,000 immediately and then in June set aside another \$10,000 to start saving for this major expense. Bill will check budget and then get with JoAnn to set \$10,000 away for this project to hopefully happen next year. Bill had JoAnn set aside another \$10,000 into Edward Jones account for this project (total set aside \$30,000 to date). Hopefully after 2022 pool season but before 2023 pool season we can get this done. Mary Jo getting revised estimates for this. A Estimate from Havelock Pools and Spa has been Approved by the Board and the contract will be signed very soon. Work should begin in or around February 2023 and be finished by March 2023. Contract has been signed and 1/3 payment made to secure schedule of February through March 2023.
2	Drainage Pipe 2/3 clogged Dory court	Resident				Bill David	Have idea as to who might be able to do this for us. Will contact that person when they return from mini-vacation. Talked to individual and his equipment is not strong enough to clear pipe, back to square one. David getting estimate from contractor who does HOA ditches on what it would cost to clean out. Contractor never came back with estimate, still working the problem. Going out for second contractor Bid since first contractor never came to bid on project
3	Replace all 5 sub-division entrance lights with Solar lights	Lou				David	On hold until summer. Lou has light he will install on Highway sign as an experiment to see how long it lights for. Experiment still in progress. No Change. Not discussed this meeting. Discussed and still not decided on clear direction. Discussed and Glen will look into different lighting options again. He has a short list with the Endurance light at \$150 each on it. Bryan said he would also look into alternatives for lighting. Glen bought new light and installed for trial basis on Jacqueline entrance. Trial basis light works well, looking to buy new lights for rest of entrance's within the next two months. David is buying a solar light for White Horse Run entance sign as that one was damaged in car accident. David purchased light and it has been installed. Waiting to see how well it does before making decision to do rest of signs with this type of light. Light David installed is not strong enough to light both sides of sign all night, David is buying stronger light and we will install the current light on a sign with only one side to light.

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4	Mulch and boarder for second playground	Glen	\$4,000		8-Dec-21	Allen	Discussed, waiting for priority vote. Tony is going to start this project. He will get with Glen for more insight on how first playground was done. Glen took over this project, new estimate for mulch and wood was \$3200. Project put on HOLD until fall and more manpower is available. Prioject still on Hold until funds from Pool project are confirmed. With pool funds confirmed this project will have to wait until June when more funds become available.
5	Large Pavilion Gazebo	Karen D.				Bill	Bill is getting with Glen to discuss company to get estimates from. Bill has reached out to the Amish and received pamphlets but prices are high. We are also reaching out to other contractors for estimates. Still trying to get estimates from other contractors. Project on HOLD until decision on pool marble dusting is made, BIG TICKET ITEM. Also it has been discovered that location for this Gazebo is our Repair Area for our pool bathroom septic system. Project on HOLD due to funds, location, time.
6	Repair Cherry Branch Entrance Signs for all Entrances	David				David	Signs are severely weather worn, need repairing/replacement soon.
7	Paint Small pool steps	David				Mary Jo Jenifer	Mary Jo volunteered to attempt this. Researching correct paint to buy.
8	Storage shed	Tony	\$5,000			Tony	Tony is working on getting some used cinder blocks to keep costs down for this project. Used cinder blocks didn't work out so we will have to acquire materials elsewhere for this. Tony is going out for estimates for this. Bill received suggestion and decided to research large plastic storage sheds to be put next to small pool house inside fence. Bill presented his research to the board. Board Approved purchase of small storage locker as a temporary measure. Bill purchased small storage locker to hold us over until bigger shed could be purchased.

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9	Remove trees and make new parking area	David				David	This probably can not be done do to finding out that area might be where our leach field Repair area is. More research is needed for exact position locations. David is still researching property lines.
10	Walking/Bicycle Path from Barn to Ferry	Resident				Tony David	Talked with County Commissioner, County Planning Director and Assistant Director. This will ba a large expense as it costs \$31 a foot for a 8 foot wide walking path, this does not include the grading, extra soil, etc. Doing the math, a 2 mile path would cost approx. \$327,360. If approved by county they would require us to pay 20 to 50% of that cost. David briefed that the Craven County Trail planning committee might assist with this effort. It will be put on their agenda. Trails committee has put small sign up on Ferry Road and plan to look further into this project next year.
11	New Pool cover for Big Pool	Mary Jo	\$4500ish	\$,9875 tax and Shipping included		Mary Jo	This will probably have to be bought this year as cover is in really poor shape. If we decide to Marble dust pool in Spring we will wait to buy new cover. New cover will be purchased in the Fall at Cost from company Marble dusting Big Pool.

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	Clean HOA responsible Ditches (4 each last count)	Bill	Approx. \$9000		9 May 2019		DRAINAGE committee established and first meeting is 17 Jan 2019. Karen D has lined up contractor to come out and look at ditches. Next Ditch mtg is Feb 27th. Walked Maria Court Ditch, estimate given, Vice President wanted second estimate before preceeding. Landowners came to HOA meeting with plot showing easement and also told committee there is no problem with flooding. Directors decided to start on ditches that are causing more problems. Will walk Quarter ditch on 23rd April. Walked ditch with landowner, contractor, Karen D. and myself, waiting on detailed estimate from contractor. Contractor submitted estimate for around \$9K and board approved, work to start around mid June. Also approved \$200 for contractor to make assessment and recommendation to improve drainage from Estelle to Marie court. Contractor starting Approved project 17 July 19. Assessment by other contractor is on hold until letters can be sent to homeowners of which contractor will need to access there property to do assessment. Approved project that was suppose to be done by August has had setbacks and will now start approx. 8 Aug 2019. Letters to homeowners to advise them of a contractor coming on to their land to do assessment will go out shortly. Project has had more weather setbacks and should start by the end of the month. Letters to homeowners will be sent out upon completion of first project or within 30 days of contractor being able to perform site survey. Contractor has finally started project and realized he needed to bring in pumps to pump water out, work in progress. Contractor still working on pumping water out of site so he can finish job. No Discussion at this meeting. Karen D . briefed that this project is still in work and that we might have to hire a differnet contractor to complete since our current contractor is taking to long and we are getting compliants from the neighbors. In most recent email Karen D. stated this is almost complete but we need to discuss other issues dealing with Forest Land. Karen D. stated contractor is done and we are looking at setting up a yearly maintenace contract and to get another opinion on the trees blocking the easement of forestry land. Still waiting on rain to stop to finish last little bit of this contract, should be this week. This is complete, looking at next Easement to start.

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	Clean HOA responsible Ditches (4 each last count) [continued from above]	Bill				Bryan	Karen D. is looking into next easement Estimates. Karen D. has left the board and will turn this project over to Bryan to continue. Karen D. and Bryan toured all HOA easements. Bryan briefed the Board that they all look in good shape for now. Bill suggested that when our contractor comes out to do the annual maintainance for the Quarter Horse easement that Bryan has him look over the rest of the HOA easements. David called contractor to take a look at these ditches again along with doing annual maintenance on Quarter Ditch.