

HOA Priority list  
(Yellow Highlight is from TOP 7 Remaining)

#	Discrepancy	Person Requesting	1st Estimate of Cost	2nd Estimate of Cost	APPROVED DATE	Estimate to repair/replacement	Comments/Action from Meeting
1	More camera's for back pool area	Karen F.	Approx. \$2000		1 Dec 2020	Glen	Glen is researching more camera's. Board discussed purchasing an upgraded camera system versa piece mealing the one we have. Glen is researching and will bring best options to our meeting. Glen is looking into Ring Door Bell cameras to use and make system all Wi Fi, still researching options. Glen can not use ring Door Bell since it records sound, he is researching other options. Glen has settled on 8 camera setup and will be ordering it soon to have it installed prior to pool season opening, price approx. \$1100. Currently waiting on Clubhouse siding installation and then will put new camera's up. <b>Siding Installation complete waiting on Glen to figure best system for clubhouse</b>
2	Replace all 5 sub-division entrance lights with Solar lights	Lou				Glen	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. <b>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.</b>
3	Big Pool Marble Dust / Paint	Karen D. Bill	Approx. \$45,000			Bill Glen	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. <b>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.</b>

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4	Basketball/Tennis court/ parking lot lights, Basketball court pressure washed and new lines installed	Glen	Approx. \$500 for Pressure Washer	Approx. \$3500 for all		David Bill	Bill brought up the need for the HOA to buy a pressure washer and David added on to say we also need a special wand for the cement cleaning. Bill made the motion and it was passed to spend approx. \$500 for both. The issue of where to store it was brought up and since it will be gas powered it can not be store in the small pump house. Until further storage options are carried forward we agreed to let Glen store it at his house if he didn't mind. Glen, do you mind? Power washer was bought, Power pole and lights are being installed for courts now. Bill discussed the need for the power washing of the basketball courts. Bill will buy the cleaner today, pick up the power washer and put together and then clean the courts on Monday. Bill cleaned the courts now the only thing left is to put down lines for basketball court. Glen said he would do it with some help. Will get to this when time permits as bigger projects are underway at this time. <b>David said he would finish this project with Bill's assistance.</b>
5	Drainage Pipe 2/3 clogged Dory court	Resident					
6	Mulch and boarder for second playground	Glen	\$4,000		8-Dec-21	Glen	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. <b>Project put on HOLD until time permits.</b>
7	Re-pave clubhouse parking lot and add parking lines.	Bill				Bill	<b>Awaiting Road project to be done so funds come available for this.</b>
8	Large Pavilion Gazebo	Karen D.				Bill	<b>Bill is getting with Glen to discuss company to get estimates from.</b>
9	Storage shed	Tony				Tony	Tony is working on getting some used cinder blocks to keep costs down for this project. <b>Used cinder blocks didn't work out so we will have to acquire materials elsewhere for this.</b>
10	Bathroom for playground area						<b>On hold until we can find a volunteer with time to take on this project.</b>

**Items 1-3 in Yellow are Top Priority for FY**

**Items at end in green are extended time projects**

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11	Get Speed Limit changed from 55 to 35 MPH from Barn to CB West.	Resident				Bill	
12	Walking/Bicycle Path from Barn to Ferry	Resident				Bill	
13	Sewer lines brought down Ferry road to service community	Resident				Bill	
14	Pickle Ball court	Resident				Bill	
	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. <b>This is complete, looking at next Easement to start.</b>

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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. <b>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 maintenance for the Quarter Horse easement that Bryan has him look over the rest of the HOA easements.</b>
	Turn over Roads to State	Bill	\$16,400	20-25 K Billy M	9-May-19	Anthony, Frank, Bill	Contractor presented estimates, decided to try to get with engineers to see what it would take to turn roads over to state before we repair. Frank R and Tony met with Engineers on Feb 18th and he said meeting was very productive. They will get back with us on what we need to do (in repairs) to turn roads over to State. Discussing was brought to floor to put money in fund for this upcoming project, no decision made. Board voted to start putting \$10K a year into Edward Jones account earmarked for this road repair fund. \$10K was put in Edward Jones fund for road repair when needed. Frank received word back from the State on what was needed for each road to turn over to them. Board agreed to start on Jacqueline drive and Tony was tasked with getting estimates from contractors to complete work needed for State to take over that road. Frank was going to call his contact to make sure it was Okay to proceed one road at a time due to cost. Tony and Glen meet with contractor (Mr. Cieszko) and it sounds like Job was to small for him. Also Frank needs to meet with State again to get a more detailed explanation for us on what needs to be done to roads so we can then communicate that to our contractors. Frank meet with State again and has a detailed explanation of what needs to be done. He also meet with a contractor who is at present drawing up estimate on what project will cost. Estimate received and sounded like it was high and that board President wanted to find another estimate. Karen F. brought up for discussion that she noticed Billy Miller out measuring the area. It was brought up that he was asked by Frank and/or Lou to submit an estimate for the current road job. Discussion then got hot and heavy about contractors being used and the dislike for them, discussion was then ended quickly. Frank briefed that Billy Miller got back with him with a rough estimate of between \$3500-\$4000 dollars. Billy still needed to get with DOT on one issue and then could give us a proper estimate. Also, Lou asked Frank which road would be next to proceed with and Frank named all roads still needing done and no decision was made. Billy Miller has started the project, no end date given at this tiem. Bill W. suggested to Board that we should do the highest dollar value roads first since we have a person in DOT working with us. Bill W. suggested some roads but Frank said the smaller roads would be the more expensive one's to fix. We will pick next road to complete once Billy Miller finishes current road and it passes inspection. It was briefed at meeting that Billy Miller has completed his work and is waiting on inspection to turn over road to NCDOT. I believe his bill for this was \$4,000. Billy M has been paid and road is up to board of commissioners for approval, this should happen this week at there monthly meetings. <b>Road is officially turned over to state, Yea!</b>

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	Turn over Roads to State [continued from above]	Bill	16,400 one road	20-25 K Billy M	9-May-19	Anthony, Frank (estiamte for repair), Bill	Much discussion on this issue since the email Frank sent out with Billy M. estimate of 20 - 25 K to do all roads at once. Glen is going to talk with Frank again and clear things up and send all BoD members an email Sunday night on discussion with Frank. Billy Miller was given the go ahead to start maintenance for road turnover. Discussion was had about homeowner forms required but Glen said there really was only 7 needed for entire project, not every homeowner. Glen also said there is re-course if the homeowner refuses to sign the form. Billy Miller has lost a few of his workers for various reasons, so this might delay progress on this project. Project has started and had one set back. War admiral drive is really bad and might need paving of 660 feet. Billy got inspector to come out and he wrote us a letter stating that War admiral should be fine to just fix pot holes. Spot Paving of all roads and pot holes should start next week. Trying to get back on Asphalt contractor schedule. Looking like this will start again in August if all goes as predicted. Looking like maybe October for this to start again. Billy Miller has found local asphalt contractor and will begin fixing the roads again any day per his phone call to Frank. Billy Miller went through several asphalt contractors before finding the correct one for us. They have repaired all Non-State Maintained roads. Frank has all paperwork from homeowners needed to proceed. Frank has Submitted the package to turn over all the remaining Non-State Maintained roads to the State. Now we wait for the State's decision. NC State inspector came back out to re-inspect the roads after the contractor repaired them and before the turnover. All roads passed with the exception of Dory court which had more damaged done to it after the contractor made his repairs plus the inspector added new items to the list for Dory court. Dory Court was taken off the list for now and will be re-addressed at a later date. The remaining roads will move forward in the process to be turned over to the State. Roads have been sent to the Right of Away Dept for the "Right of Way Certification". Once returned from that dept it will go to the Transportation Board to get on their next