

Executive Board Meeting Minutes

The HOA Executive Board meeting started at 5:31. All board members were present except Bryan Paul. Our Treasurer, JoAnne Radicella, was also in attendance.

Our President called the meeting to order. The meeting started with our Vice President again discussing the HOA's responsibility to the community so we can enforce our covenants and hold noncompliant homeowners accountable. When people in our community know that it is prohibited to own chickens (farm animals) and totally disregard our covenants, we all must follow up. The HOA is trying to solve the problem by contacting noncompliant homeowners, and if the homeowner will not comply, the Board turns the matter over to our attorney.

The Board discussed the subject of HOA lawyers and the need for ever-increasing competence that is critical to address all the problems in our community.

Our heating and cooling contractor serviced our heat pump for the spring tune-up, and a defective electric coil was replaced.

A board member will organize to have our clubhouse "deep cleaned" to improve overall sanitation.

The HOA has found someone to clean out the clogged culvert on Dory Court and remove the tree blocking part of the outlet of the culvert.

The President updated the Board about the property lot on Cherry Branch Drive. The lot owner continues storing a fifth wheel and other miscellaneous items on his lot, which is prohibited according to our covenants unless a house is built on the lot first.

A board member presented briefly about "waiver and release of all claims and assumption of all risk" agreement forms before pool use. The Board discussed our current pool risk management, and we may need to take a closer look and contact our lawyer for absolute clarity. Nevertheless, parents/homeowners must accept a tremendous responsibility to care for their children, guests, and themselves at the pool to avoid injury. We all strive for total safety and compliance with our pool rules; however, accidents can still happen. Everyone, please continue to be safe as we enjoy our high standard of safety and fun for the 2023 pool season.

Executive Board Meeting Minutes

Another board member, Allen, will join the nomination committee with Glen and Bill to prepare the community for the election of new board members in June 2023.

Our President briefly discussed the organization and unity needed for the Architectural Committee to run smoothly. Some sheds and garages that were approved in the past, years ago, may violate Craven County Ordinances. The Board is waiting on Craven County to advise us on the issue. The construction must be properly filtered through the architectural committee and follow current requirements. There will be more discussion on this subject as we continue to meet, hoping for unity in the committee.

A homeowner is helping the HOA by following up with Craven County to replace some of our community's missing street signs.

Reminder: Our Spring community yard sale is Saturday, April 29, 2023, from 7:00 am to 12:00 pm; the rain date is Sunday, April 30.

The next community meeting is at the clubhouse on Thursday, April 20, 2023, at 7:00 pm.