

## Executive Board Meeting Minutes

2 August 2022

The HOA Executive Board meeting commenced at 5:04 PM. All board members were present, and the HOA Treasurer was also in attendance.

The meeting started with our President telling board members that he went to our pool on a Thursday evening and saw a pool monitor working, but no one was using the pool area. There was much discussion about what the Board had initially agreed on earlier in the year concerning pool monitors. The Board had stated the hiring of three pool monitors, working a total of 18 hours a week, and scheduling them to work the busiest days of the week, which are Friday, Saturday, Sunday, and Holiday. However, scheduling can be changed to accommodate increased pool traffic if the weather rained out one of the previous days. Our Vice-President also informed the board members about pool managers' compensation and our efforts to work within our budget for the 2022 pool season.

When the Board member who rents the Clubhouse is unavailable, someone must fill in to rent the Clubhouse and pool. A motion was made to have Glen Hale as the "backup" to help. A vote was taken, and the motion passed.

It should have been recorded in the minutes earlier that Karen Davis is our new barn manager.

There are several ways our community members can pay their HOA dues on time, as listed in the Annual Dues Notice. A board member asked about using an electronic payment system to pay dues conveniently. There was a discussion about privacy if our bank uses electronic payment and if this would affect on-time HOA dues. But since electronic payment is another effective method of paying bills, our treasurer will research the electronic payment venue, "Venmo," to determine if it will work for our HOA community residents.

The Board agreed that our new Architectural Committee members are Glen Hale, Johnathan Cieszko, and board member Jon Leonard. Our President mentioned the need for the members to get together, meet and follow up on Covenant compliance.

Because of increased gas and cleaning supplies, our current cleaning lady, who does an excellent deep cleaning in our Clubhouse every three months, wants to raise her fee from \$100 to \$125. There was some discussion about looking into other options even though this pricing is very competitive.

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When community members rent the Clubhouse, they sign a contract stating clearly that they must clean up after use. Cleaning up properly at a minimum means sweeping and mopping the floors, removing all on-site garbage, wiping down all tables and countertops, cleaning restrooms, glass doors, etc., and doing so with attention to detail. Unfortunately, pool managers and board members entered the Clubhouse following parties and had to work cleaning up after the renter of the Clubhouse; apparently, this has been an ongoing problem. Therefore, there was discussion about other options, including implementing a non-refundable deposit or hiring someone to come in and clean up after each party. Finally, it was agreed to continue "as is," but cleanup accountability will change if problems persist.

Community members are reminded that according to the Craven County ordinance and our HOA covenants, you cannot have untagged vehicles in your yard. The Board has issued several notices alerting homeowners in the past and will continue to do so.

It was noted that newly painted parking lines would be placed in front of our Clubhouse sometime this fall. It may also include resealing and paving a low spot in front of the Clubhouse.

Many thanks to one of our Board members that recently installed our new security cameras at our pool and Clubhouse.

Havelock Pool and Spa repaired the pool filter drain at the bottom of our big pool.

After searching for information, one of our board members informed the Board of the location of the repair area and leach field for the clubhouse septic system. The Repair area is in front of the basketball court, while the leach field is on the Clubhouse's northwest side.

One of our pool managers is researching sources to replace the large pool cover.

FYI: On Wednesday, August 3, two board members met with our Craven County Commissioner, Theron McCabe. Following a request by the HOA membership. The membership requested a 35 mph zone, but DOT restrictions will only allow 45 mph where there are houses. Therefore, the speed limit will change from 55 mph to 45 mph. The change is expected to be implemented by the end of this month. The new signs will start near the White Horse Run

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sign on 306 and the Seven Seas intersection for those coming off the Ferry.

The next HOA Executive board meeting is Thursday, August 18, at 6:00 PM. The next Community meeting is Thursday, August 18, at 7:00 PM.