|  |
| --- |
| Attendees |
| Paul Berg |
| Alfred DelCiampo |
| Chantell Myers |
| Christine Rutherford |
| Amanda Schoenwiesner |

|  |
| --- |
| Additional Attendees |
| Resident from Royal Oak Dr.Jerry Barnes from Archway Management |

|  |  |  |
| --- | --- | --- |
| Action Item | Assigned to | Date Completed |
| Contact Sumner Law firm to inquire if transition of case has been completed to new attorney re: Pike House Case | Amanda/Al | Completed |
| Contact Dan Grabow for updated invoice for retention pond clearing on HWY210. | Christine  | Completed |

* Meeting called to order 6:02 PM
* **Lands End Property**
	+ Observed that a horse and horse trailer resided on the property.
	+ Verification needed regarding any additional animals residing on the property.
* **Topics for Attorney Representing Cross Creek (CC) Homeowners Associations (HOA)**
	+ Packet of current concerns was combined for attorney review and feedback.
		- Items included, but not limited to:
			* Proposed HOA by-law changes.
			* NC HOA statute changes and regulations.
			* Road assessments
			* Homeowners operating businesses within the home and storage of equipment/vehicles
* **Nationwide Insurance Reimbursement**
	+ Archway received check from Nationwide.
* **Road Assessment**
	+ Paul Berg patched several potholes.
	+ Confirmed engineers not capable to handle inspection.
		- Suggested contacting asphalt companies and request bids.
	+ Request individual bids for spec sheet, patch/repair, replacement.

**MOTION:** Requested for sending supplemental information for HOA complaints to the CC attorney.

Motion seconded by Paul Berg

Motion approved by Al DelCiampo

* **Breaker Boxes and Flood Light Installation at Soccer Field**
	+ Paul Berg working on sheds and electric.
		- Will prep for Four County
	+ Contact Four County Electric to discuss installation of flood light.
* **Archway Updates**
	+ Provided updated new HO listing received 2021-2022
		- Comparison of HOA income statements
	+ Forthcoming projects/changes for next year, provide listing, and monetary value.
		- Archway needed by Aug/Sep 2023
	+ Annual meeting dates can be switched, if needed to announce budget, financials, selection of board
		- Months to consider is Sep – Dec 2023
* **Culverts/Ponds**
	+ Board members to meet with landscape service for assessment of culverts and ponds within the neighborhood.
* **Homeowner from Royal Oak**
	+ Discussion of security light at soccer light
		- Installation of security light approved 4 years ago during previous HOA meeting.
		- Possibility of motion light/timer
	+ Plans to add a garage to existing building and addition of a room on the pool house.
		- Board suggested homeowner follow-up with Pender County Building and Zoning.
	+ Addition of solar panels to house
		- Effect on aesthetic of structure
		- Board members to investigate further.
	+ Fencing
		- Possible to raise the fencing above 6ft.
			* Homeowner would need to follow current HOA guidelines regarding fence height.
* CC Residents Emails/Phone Number
	+ HOA email to be distributed to all current homeowners requesting updated contact information for future communications.
		- HOA board will need to collect information face to face.
* **Complaints**
	+ Burning debris in common areas
		- Per PC Fire Marshall to transfer debris from one home to another is against the law
		- Liability issue for HOA and insurance coverage for any damages.

**MOTION:** Burning debris in common areas.

Motion brought forward by Paul Berg

Motion seconded by Amanda Schoenwiesner

2 board members abstained from vote.

Motion approved by Al DelCiampo

**Note:** Al will create letter to the resident who issued complaint detailing the issues with burning debris within community common areas.

* Meeting adjourned 8:29 PM