

January 6, 2018

Annual Meeting: 10:08am meeting called to order

Jeff, Matejka Chaz Mott, Mark & Robin Leuzinger, Rod Guilmain, Teri Light, Mack McKinney (proxy vote), Cary Grant representing Roger Gwinn (proxy vote), Brandon, Marty & Elizabeth Nowak, Roger & Kathy Fiock, John Tipton, Jeff & Gwen Keene, John & Rose Dunkin, Rocky, Mark Morgan, Randy & Sarah Baxter, Dickie Todd, Christina Shepard

(17) people – 18 votes due to Fiock's owning 2 lots.

1. Reading of the minutes – by Jeff meeting minutes are accepted from last year
2. Treasurer report – per Mark spent \$500 the year, Teri Light and Randy Baxter audited. Proposed budget \$9900 received for the year. Projected for 2018 \$18,200 estimate.
3. Road repair RPC and Barnhill estimates. Happy Landing \$100,000. For \$15 - \$20 repair places in the road. Signed contract and as soon as the weather is good it will be done.

Elizabeth wanted to know about the place in front of Red House on Happy landing. Jeff explained it will be looked at and something will try to be done. Hopefully he can get RPC to do something.

Roger – we got 2 estimates but questioning if they did 2 different ones and Mark is explaining no. Road is over 15 years old and Jeff is explaining why Happy Landing was not done correctly. We are fixing little bits at a time. When it was asked why we are not doing sections at a time. Roger suggests we should do some kind of preventative maintenance. Christina wants to know who would do it and Roger is saying we would hire someone to do it. Jeff said we will take it as an action item. Roger is happy to look into getting some bids (action item – seal coat professionally and DIY). Mark Morgan said if you do not have a solid foundation it will just keep happening. They will look into it. Christina – could we get financing? Possibility. Typically, per Mark L usually a special assessment is done and homeowners pay for it.

4. Chaz is buying a culvert – if they need it when they repair the road then he has it.
5. Hi-lite last years items. Everyone has been doing a great job keeping properties up. Mark has been after some that need to be reminded. Culvert clearing with a team.
6. Gate – Jeff has been oiling the rollers. Would like to set up a maintenance on it.
7. Board of Dir meeting, November / Jan.
8. Approved 2 house / hanger plans. 107 Brady Loop and 102 ? (didn't catch the name of the road)

9. Lawsuit – Chaz – in legal, no financial issue to HOA. Moving forward. Mediation – fell through and in the hands of the courts. Up to the judge to interpret our covenants. Per Elizabeth - lawsuit is about changing the rules in the middle of the game. They read the covenants and ARC. Once submitted RV port and shed, the board gave a partial approval through the ARC, then changed the guidelines, resubmitted and kept changing them. 7 times they put it in. They are not arguing what you can have. The board changing things is the issue. Per Mark Leuzinger ending discussion on this per lawyers advisement. Up to judge – not financial per Jeff. Insurance pays for it.
10. Set up annual gate maintenance schedule. Discussed April 1<sup>st</sup> per last meeting per Chaz.
11. Keep siding and roof on house free of algae. Per Mark Morgan – zinc stripe on top edge of roof it hits the zinc and goes down to keep algae clear. They make shingles that have it in there – it will leach out after a while. Jeff will let us know how it works.
12. Keep ditches clean.
13. Elections today.
14. Things to do like: community events – luncheon at Suffolk Airport, Ocracoke, April 4 -9<sup>th</sup> Sun n Fun, mid summer BBQ in front of Jeff's hangar. Kids flying – free flight. Plus input from all of us.
15. Sarah would like to be able to contact all neighbors for events. Rose Dunkin wanted everyone's contact information, but Robin pointed out that people need to approve of this before giving out personal information. But we have website and a Facebook page that can be used for this. Plus the Board can send things out to people.
16. Per Jeff put money from dues into a bond, mutual fund? Give Jeff some input. Mark Morgan – 5 year CD's are good.
17. Elections: unable to hold the election due to not enough people here. Rescheduled for February 3 at 11am.
18. Jeff will contact people for proxy.
19. John T. – Deborah Brady check to see if she is still exempt or not – owes dues if not.
20. Roger wants to only have board members that live here full time. As Chaz says, you have the option to only vote for those people if you want. Per Rod – living here full time has nothing to do with being allowed on the board. He has just as much financials invested as Roger. As Rod says that is like saying you can only be on the board if you own a plane because it is an airpark. Elizabeth says she does not like 2 people from one household being on the board – that is a lot of power. But as Jeff said it is who you for vote that determines it. Only time it would affect – would be a board vote.
21. Mark Leuzinger– per Roger – has been using the gate by bicycling to the airport. That is against the rules. Violating a legal agreement per John Tipton. Per Mark he checked with FAA and county attorney and no cared.
22. A list of owners and contacts? Was asked and yes, we do have it.
23. Dues are due – PO Box 141 or drop it off at Mark's house.
24. Getting a list of who wants to be on the board.

25. If someone sees a for sale on Mark Morgan's property pull it up and let him know. Mark M is looking for another plane.

Elections: Elizabeth Nowak/ Robin Leuzinger (past President)/ Roger Fiock / Randy Baxter / Jeff (President)/ Rod (Secretary)/ Chaz (Member at Large)/ Mark Leuzinger (Treasurer)

Suggestion by Rod - have the past board be on the ARC committee

11:33am meeting closed and seconded by Chaz and Randy