

Black Rock Development Owners Association, Inc.
P.O. Box 14
Merry Hill, NC 27957

October 24, 2024

Board of Directors Meeting: Owners Forum meeting time with Ron Phillips and George and Laura Kalomeres

Meeting called to order at 4:45PM; BOD members in attendance: Mary Small, Meredith Howdysshell, Levi Lewis, Jay Henn and John Davis

Ron Phillips attended the Owners Forum briefly to ask if the BOD would consider adding a requirement that prior to commencement of construction, the owners on either side of the lot where construction was about to begin, notify owners on either side of a site. This would be a simple notification and not a step in the approval process.

The Kalomeres' attended the regularly scheduled Board meeting and asked for time to address the Board concerning the fencing violation at their property.

The Kalomeres stated that they wanted to get the matter of the fence resolved without litigation. However, if a resolution could not be reached, they were ready to pursue litigation. Mr. Kalomeres stated that he had taken a job in order to pay for attorneys fees. The Kalomeres were again told the fence material was at issue. The ACC and Board conceded the size of the fence in exchange for the commitment to install a black extruded aluminum fence. Mary Small asked Mr. Kalomeres if he intended to take down the fence and his reply was no.

Mr. Kalomeres requested that the BOD provide him with three years of building plans on homes that have been built, and the last three years of BOD meeting minutes. Mr. Kalomeres was advised that BOD meeting minutes are available on the Black Rock website and that building plans are the property of the owners and not the ACC.

The Kalomeres expressed concern regarding the community's view of them.

The Kalomeres were reminded that the BOD had retained counsel and that no further communication on the issue of the fence would be conducted without counsel present.

Owners Forum ended at 4:56PM.