

# **Black Rock Development Owners Association, Inc.**

**P.O. Box 14**

**Merry Hill, NC 27957**

Minutes of the Board of Directors Meeting

October 24, 2024

Meeting called to order at 4:30 PM; BOD members in attendance: Mary Small, Meredith Howdysshell, Levi Lewis, and John Davis. Jay Henn present as ad hoc Treasurer

Called to Order

## **4:30 to 5:00 Open Forum for Owners**

Ron Phillips and George and Laura Kalomeres were owners in attendance. Ron Phillips made a recommendation that the ACC Application be modified to add a provision requiring that, prior to the commencement of construction, owners on either side of property be notified. This is not intended to approve the construction, but as a courtesy to let the owners be advised of the noise and trucks that will begin. George and Laura Kalomeres were present to talk to the Board regarding the fence violation. Separate minutes are attached.

**Architectural Controls Committee (ACC): Members** in attendance: Joe Honig and LeAnne Clayton.

There are several houses that are in the final stages of completion. One new home has begun construction (Curlings).

ACC reviewed the request from Shaun O'Hara for an in-ground pool. There is sufficient land and impervious soil. The ACC approved the request.

At the first meeting of the ACC members in 2025, a new chairperson will be selected, as Joe Honig is resigning at the end of 2024. The members of the ACC for 2025 are: Jeff Howdysshell, Shaun O'Hara, LeAnne Clayton and Eric Schrecengost. A recommendation was made to have a member of the BOD appointed to serve as liaison between the ACC and the BOD

## **BOD Meeting Started at 5:10 PM**

### **Treasure Report**

Close out of the 2024 budget was presented by John Davis. The BOD accepted the 2024 budget reconciliation. The proposed 2025 budget was present to the BOD and approved. The 2024 budget reconciliation and the proposed 2025 budget will be discussed at the Annual Owners Meeting in December.

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### **Other Business**

#### **Homeowners Annual Meeting**

Mary Small will be reaching out to Tom Griffin to request using his church facilities for the Annual Meeting.

The annual meeting will be held December 7<sup>th</sup> at 9AM. Notification emails will be sent out to the membership with the date and location.

Proxy emails will be sent out to the membership. The member may choose to have another member vote on actions in their absence. The sign proxy must be sent to the BOD secretary by December 5<sup>th</sup>.

#### **Black Rock Covenant Enforcement and Community Safety**

BOD takes into consideration the obligations of owners outline in the covenants and makes the proper adjustments when necessary for the good of the community. The BOD discussed whether we have reached the point where a Policy Enforcement Committee is needed in the community.

Everyone is responsible for community safety. The BOD will continue to monitor any unusual activity. We ask the owners to help watch our neighborhood.

#### **Lawn Season**

The 2024 mowing season has come to an end. The BOD recommends keeping the present service provider, Sunrise Landscaping, for the 2025 mowing season. This will be discussed in more detail at the Annual Meeting.

**Action item from the March 24, 2024, BOD meeting.** A written policy has been adopted and distributed to the membership regarding fallen trees on member property. If a tree or trees are down and not cleaned up, the member will be notified and given an opportunity to have the tree(s) removed. If no action is taken, the member will be notified that the BOD will engage a contractor to remove the tree(s) and that they will be charged the cost of removal and a \$100 fine. One incident has occurred since the policy was put in place. The owner paid the bill in full.

**Meeting Adjourned:** 6:01 pm.