

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

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THESE ARE DRAFT MINUTES WHICH MUST BE VOTED ON AT THE NEXT BOARD OF DIRECTORS MEETING TO BE HELD IN SEPTEMBER, 2025 BEFORE THEY CAN BE CONSIDERED PART OF THE OFFICIAL RECORD OF OUR ASSOCIATION. THEY ARE PRESENTED HERE ONLY FOR CONVENIENCE OF OUR MEMBERS.

MINUTES OF THE BOARD OF DIRECTORS (BOD) MEETING June 19, 2025

Meeting called to order at 5:02 pm. BOD members in attendance: Chuck Schmieler, Levi Lewis (by Face Time), Jay Henn, and Meredith Howdysshell (via phone). Quorum present. There were no members of the Architectural Control Committee (ACC) in attendance.

President Schmieler led off by reminding attendees of the Statement of Civility.

Owners Forum

- George Kalomeres (319 GEHR). Mr. Kalomeres raised several issues regarding potential costs associated with ongoing litigation. Mr. Schmieler responded that the outcome of this issue would be determined through the litigation process. Mr. Schmieler inquired about the storage pod located in the Kalomeres' driveway and the Board approved the presence of the pod for a period not to exceed two months.
- Mike Faulconer (318 GEHR). Mr. Faulconer expressed his concerns about fencing for his dogs, and questioned why applications for fencing were caught up in the aforementioned litigation. Mr. Schmieler asked for patience while the Board and the ACC worked through the details surrounding the litigation and future fence approvals.

Also in attendance: Laura Lepnis-Kalomeres (319 GEHR), Nichole Davis (118 NSD), Keith Davis (118 HSD), and Melissa Schmieler (238 GEHR).

President's Report

Mr. Schmieler provided the Board with a brief look-ahead at the next steps in the litigation process, including a potential timeline.

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Mr. Schmieler also updated the Board on the possible turnover of Rice Pond and Swan View roads to the State. Based on the existence of an easement given to the HOA regarding Bell Road (many thanks to Ted Good for providing that document), the State may indeed be able to accept the roads, conditional upon the Association reaching the minimum required number of houses and the outcome of requisite core drilling samples.

Treasurer's Report

Mr. Henn presented a detailed review of the Association's budget projected as of the end of June, 2025:

- Expenses for two items were in excess of the planned budget: a minor amount for website costs and \$300 for tax preparation, the latter due to the need to find a new tax accountant (a CPA firm) and their recommendation to include a state tax return for 2025.
- These overruns were more than offset by less than budgeted expenses for renewal of the Association's liability insurance policies.
- In addition, there have been no costs to date against the Storm Cleanup or Emergency Spending categories. These funds are still available for weather-related and other ad hoc expenses throughout the rest of the year.

Architectural Control Committee Report

- No report

Next Board Meeting

The next quarterly Board meeting was tentatively set for Wednesday, September 17, 2025.

The meeting was adjourned at 6:45 pm.