

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

MINUTES OF THE BOARD OF DIRECTORS (BOD) MEETING March 27, 2025

Meeting called to order at 4:30 pm. Board Of Directors (BOD) members in attendance: Chuck Schmieler and Jay Henn. No quorum present. Architectural Control Committee (ACC) member in attendance: Shaun O'Hara.

President Schmieler led off with a Statement of Civility. Copy attached.

Owners Forum

- Sue Aycock (114 GEHR). Ms. Aycock asked several questions about the installation of a culvert. Mr. O'Hara and other owners present offered guidance, including requirement for a 15' lateral setback.
- Ray Roberson (135/137 Swan View). Mr. Roberson raised several questions about his recent application to the ACC for a fenced-in area for his dogs. Mr. Schmieler and Mr. O'Hara discussed the relationship between the BOD and the ACC; ongoing efforts to address the overall fence policy; and the development of an Appeals Process should owners wish to appeal an ACC decision to the Board.
- Mike Adams (226 GEHR). Mr. Adams summarized his recent interactions with Occano with respect to the APEX windmill lights. During these exchanges he learned that Bertie County had received a \$4.5 million grant to establish a staffed EMS ambulance at Midway (just north of the intersection of US 17 and NC 45). He also mentioned that there may soon be activity regarding Roanoke Electric's build-out of their FYBE fiber optic internet service.
- George Kalomeres and Laura Lepnis-Kalomeres (319 GEHR). Mr. Kalomeres raised the issue of his non-approved application to the ACC for a garden fence. Mr. Schmieler and Mr. O'Hara again addressed the broader issues associated with fencing in the community, including the respective roles of the Board and the ACC and applicable Governing Documents. During this discussion the issue of fire hydrants also came up.

- Keith and Nichole Davis (118 NSD). Mr. Davis asked about the status of efforts to establish new approaches to modifying the Association's Governing Documents such that proposed changes/updates would not require such a large majority of owners to vote. Issue still under study.

Also in attendance: Kevin and Brenda Martin (321 GEHR) and Melissa Schmieler (226 GEHR).

Treasurer's Report

Mr. Henn provided the following:

- The collection of 2025 owner assessments was nearly complete. As of the meeting date payment had been received for 97 out of 100 assessable lots.
- Due to an extended illness of our long-time accountant, the Association was forced to find a new accounting firm for filing our 2024 tax returns. The Association has selected Gregory & Associates CPAs in Hertford, NC for this year's filing.

Closed Board Session

Due to the lack of a quorum, the BOD/ACC discussion was conducted for informational purposes only. Mr. Schmieler provided a brief update on pending litigation, as well as plans to provide additional individuals with credentials/access to the HOA website. There was also a brief discussion regarding contractor damage to HOA property and assets.

Tentative dates for future Quarterly BOD Meetings were discussed.

The meeting was adjourned at 6:30 pm.

Black Rock Owners Association, Inc. Pledge of Meeting Civility

When we buy property in a home-owners association we give up some of our freedoms to do anything at all we want. This can sometimes lead to frustration when members don't understand, can't remember or don't care about the rules they agreed to when they bought their property.

These frustrations can sometimes boil over at association meetings and can disrupt the process.

To this end, the BRODAI expects all members to comport themselves at all meetings as follows:

1. All attendees will show respect when responding to the opinions of others.
2. No displays of anger or profanity of any sort will be tolerated.
3. All in attendance should work to refrain from losing their temper – that will only obstruct any positive progress.
4. Anyone behaving in an untoward fashion will be asked to leave.
5. The President shall have the option to adjourn any meeting that he feels has gotten out of hand.