

Black Rock Development Owners Association, Inc.

**P.O. Box 14
Merry Hill, NC 27957**

Minutes of the Board of Directors Meeting
February 10, 2022

Meeting called to order at 4:40pm; BOD members in attendance: John Davis, Meredith Howdyshehl and Mary Small.

Mary Small chaired the meeting.

ACC

Bob Forbes and Joe Honig, have agreed to remain as members of the ACC. There was a discussion on new construction in the development and the many delays the owners are experiencing with the contractors and getting the needed supplies to complete their homes. Recently, there has been turnover in ownership of lots and the ACC would like to get informed early in the process so that when the owners want to build, the ACC has adequate time to review and approve plans, as well as overall lot coverage.

The ACC express a concern with propane tanks being above ground. Recently, two new owners' propane tanks were placed above ground. The BOD learned that one of the owners purchased a small tank for a gas fireplace and was told by the gas company that it would not bury the tank as it not large enough. The owner will enclose their tank once building materials are more available and a company can be retained to build the enclosure. The Declaration of Covenants, Conditions and Restrictions requires that either propane tanks be buried or enclosed.

ACC raised the question of homeowners keeping boats in their yards beyond the current May – September timeframe. The maintenance yard area is still available to homeowners to store boats, trailers and RVs. The BOD agreed to revisit the policy. Any changes will require a vote of the members.

ACC members departed the meeting at 5:10PM.

Mary started the meeting with a discussion on the turnover of bank accounts. It has gone smoothly. Getting access to Gmail is still being worked out but should be resolved shortly. Ted Good has agreed to maintain the website and has updated it with the new BOD and new point of contact number.

The BOD agreed that it will review the Property Reference Guide at each meeting to ensure that is kept up to date.

Property Maintenance

A new contract for mowing season has been approved. The contract price remains the same, except that there is a fuel escalation clause. BOD agreed to the fuel escalation provision, and fully expects that it will be sharing the increase in fuel costs with the contractor.

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Emails/letters have been sent out to the lot owners with the newly adopted policy on grass cutting. The lot owner bears the responsibility to make sure their contractor understands lots must be cut every 2 weeks during the growing season. A list of individuals and companies who can provide grass cutting services was provided to lot owners. Lot owners are welcome to use other contractors not on the list.

Other Business

Officers duties for the upcoming years was discussed but not finalized, as not all BOD were present.

Treasurer's Report

John Davis gave a treasurer's report on the annual dues and the total monies collected to date. John stated he goes to the post office box every two weeks. He will continue to update the BOD on funds as they are received.

John Davis will setup a time to work with the Secretary on the spreadsheets needed by the BOD and a review was done on fields that could be eliminated from the spreadsheets. This task was accomplished between the President and Treasurer as the President is working on member data until the new secretary is trained.

Mary sent out a new email with the following dates for the BOD meetings, May 19th, August 11th, October 13th. Seems these dates will work for most.

Next BOD will be May 19th.

Meeting Adjourned: 5:40pm