



Minutes of the Board of Directors Meeting September 17, 2025

The meeting was called to order at 5:35 PM.

BOD members in attendance: Charles Schmieler, Meredith Howdysshell, Jay Henn, and Levi Lewis

Architectural Controls Committee (ACC) Member in Attendance: Shaun O'Hara

Owners Forum

Attendance: Laura and George Kalomeires, Ray Roberson, Ron Philips, Sharon Rome, Keith Davis, and Johnny Davis were in attendance.

Owners Concerns

The question was asked about the number of ACC members on the committee and whether a majority of the members is required to approve/disapprove certain items submitted to the ACC. Charles provided the information that the Board is working on an appeal process.

All present expressed concern about the large amount of dog poop along the roads and bike paths.

Action:

Charles will address in the Blackrock Bulletin

A request was made to the BOD to have the builders anchor the porta-potties down. Recently, the wind turned over two porta-potties, and the contents were running down into the ditch lines. With the recent rains, this could lead to serious and unhealthy situations in the ditches and with rainwater. Owners will be asked to have the builders do the right thing and anchor the potty down. Another concern was that the builders did not lay enough gravel and that the truck tracked dirt and mud into the street, where many owners walk each day.

Action: Charles will address the issue with the ACC to develop a solution.

Sharon Rome: Addressed the BOD on Wreaths Across America. Blackrock has always taken part in buying and laying wreaths at two cemeteries in Bertie

County. Sharon wanted to ask the BOD to distribute the information and encourage the neighbors to buy wreaths and help with the installation in December.

Action: Charles will add this to the Blackrock Bulletin

End of owners' forum 6:09 PM.

BOD Meeting started at 6:15 PM.

Charles has several projects that require assistance, and he has asked Keith Davis to undertake one of the special projects. We need to send a Blackrock quarterly Inspection report to the state, and Keith will assist Charles in gathering the necessary documentation to submit to the state.

Swale inspection will start taking place and the BOD will be handling this.

Grass cutting is still an issue with the lots on the corner of Rice Pond and Swan View. With the season almost over, the BOD will try to have the owners mow the grass.

It is with sadness that the BOD learned that Robert Cook died in April, and the estate has not been placed in probate yet. Charles will continue to watch the estate, and if the lots are sold or bought by another family member, the Board will consider charging the new owners dues or approach them to make an offer for Blackrock to buy the lots.

Action: Charles will monitor.

Community Picnic: It is going to be on **October 16, 2025.**

Action: Charles will add a reminder to the Blackrock Bulletin.

Treasure Report: Jay Henn provided a report on the 2025 budget. Jay is working on the budget for the presentation at the annual meeting on December 6th.

Preparation for Annual Meeting – December 6th, 2025.

A budget will be provided for the BOD for review.

Appreciation: The BOD would like to offer our sincere thanks to Ted Good for cleaning and caring for the BlackRock Sign.

Blackrock Bulletin – Charles will continue to put out the newsletter to the community. No other items to report.

Meeting Adjourned: 7:17 PM.

Approved on behalf of the Board:

Charles Schmieler

Charles Schmieler, President

10/30/2025

Date

