

Black Rock Development Owners Association, Inc. (BRDOAI)



***2024 Annual
Membership Meeting
December 7, 2024***



Members can join the Black Rock HOA Facebook group by emailing BRDOAI@gmail.com

Recognition

Our community has been fortunate to have a core group of individuals that have always given freely of their time and, often their backs, to help preserve the community as we have come to enjoy it. While you may not always like the path they have chosen to take us, it was done with the best interest of the community at that moment and beyond. Keeping in mind that they ***volunteered*** their time. Today, we acknowledge three individuals for their dedication. Please join me in thanking each of these individuals.

John Davis
Ted Good
Joe Honig

2024 HOA Directors & Officers

Board of Directors

President Mary Small (off 2024)

V. President Levi Lewis (2026)

Treasurer John Davis (off 2024)

Sec. Meredith Howdyshell (re-election 2024)

ACC

Joe Honig (retire 2024)

Leanne Clayton

Jeff Howdyshell

Eric Schrecengost (new 2025)

Shaun O'Hara (new 2025)

Welcome to Our Newest 2024 HOA Members

Bowen

Curlings

Giles

Hemphill

Martin

Maruhn

Ramsey

Taylor

Vattilana

2024 Community Highlights

- 4 new homes completed; 3 under construction
 - Good, Jernigan, Phillips, Davis (almost)
- 6 lots and two homes purchased
- Capital reserves begin 2024 at \$61.0K and will end at @ \$62.6K. The \$16K in 2024 earnings will be used or reserved for legal expense
- Best in class community appearance relative to landscaping
- 48% (up 3.1% over last year) community build out (built + under construction/total lots buildable) at year end
- Wreaths Across America will cover all vet graves for second year
- Food Drive already at \$1900 raised with two weeks to go
- Still will have funds for 2033 road repaving

2024 in Review

➤ Successes:

- 6 lots sold (see next slide) and Jernigan, Kalomeres and Good new homes completed and occupied. Faulconer, Phillips, and Davis homes nearly complete
- 8 lots and or homes sold, see next slide
- Buildout will increase to 48.6% by mid 2025 from 45% in 2023.
- 3rd year of mowing program revives upper end community look for vacant
- Better vacant lot program the last 3 years has improved mowing of vacant lots, We appreciate the help from our vacant lot members.
- We exceeded our income budget by \$3.5K for the year
- We will be able to fund up to \$26K in legal expenses and still make our 20 year capital budget. CD interest offset and accepting lower long term capital balance with no program loss, allows us to defend our community standards and value.
- Update act of nature tree removal in community rules

➤ Challenges

- No DOT meeting in 2024

Sales- 2024

Address	Seller	Buyer	Lot Type
118 GEHR	Harrell	Hemphill	Water View
106 GEHR	Ziemba	Curlings	Waterfront
321 GEHR	Heath	Martin	Water View
248 GEHR	Ansell	Maruhn	Waterfront
120 NSD	Nolan	Vattilana	Waterfront
101 NSD	Taylor	Taylor	Water View
316 GEHR	Weinstein	Giles	Waterfront
118 SV	Good	Ramsey	Water Access
231 GEHR	Yates	Bowan	Water View

Current State of the Association

Financial:

- ✓ Assessments are still lower than comparable communities in area
- ✓ Reserve balance starts 2024 at \$62.6K will end 2025 at \$64.2. Increase is CD interest. In 2024, we spent would be earnings of \$10K for legal retainer & will reserve \$6K of legal expense to fund CC&R protection. If we can settle case without going to court, some money will be returned to capitol reserves
- ✓ No assessment for CC&R fence issue
- ✓ Only risk of a special assessment is from major storm damage

Community:

- ✓ Very strong sales and home construction continue
- ✓ Community appearance remains best of class in the area
- ✓ CC&R need updating. That cannot happen without support from every owner. We must enforce current CC&R until changed. That can only happen when we have enough votes to do so. This year's effort to gage support demonstrated that updating our governing document was not a community priority to enough members at this time

Current State of the Association

Community continued:

- ✓ Principal infrastructure components in excellent condition
- ✓ The first CC&R violation in the community to date is in the hands of our attorney

Roads:

- ✓ NC DoT maintained roads are in very good condition
- ✓ Our two private roads remain in good condition but are aging
 - ✓ Reserve Fund focus to pave for state acceptance remains budgeted for 2033

End 2024 Community Lot Demographics

Membership

Owning 1 Lot	Owning 2 Lots	Buildable Developer lots	Current Total Members & Potential Members
91	10 (5*2)	8	109*

Build out Rate (does not include common property)

Street	Built	Under Construction (UC)	Empty lots	Tot. built or buildable lots	Built & UC %
GEHR Henn, Cesil, Stewart	29	2	27	58	53.45 %
N. Shore	9	2	9	20	55.0%
Swan View	5	1	14	20	30.0%
Rice Pond	1	0	4	5	20.0%
Eden, Losey	4	0	2	6	66.67%
Total #	48	5	56	109	48.62%

* Consolidate Jernigan

Community Support Programs

John
Davis

➤ Bertie Good Shepherd Food Pantry

- The program serves people who do not get enough to eat
- Our community has donated food and cash since 2019
- The community has, once again, done an outstanding job of supporting our community. **Thank you!**



Sharon
Rome

➤ Wreaths across America Program

- Program purchases and lays wreaths at Veteran graves at Edgewood & Hillcrest Cemeteries, Windsor, NC
- The Black Rock Community has donated funds for the purchase of wreaths since 2019
- Members of the Community participate in the wreath laying event
- In 2024 we have 520 vets who need a wreath! Buys some & come help lay them 😊
- Wreath laying ceremony on Saturday, December 14, 2023
 - Edgewood Cemetery, starting at 12 noon
 - Hillcrest Cemetery, starting at 2 PM



2024 Community Day – September 21th

- Musical duo from Nags Head played and were great
- Members donated all money to pay for the duo
- Ted Good refurbished the stage so they had a place to play – Thanks Ted!!!!
- Everyone brought good food and fellowship
- We met a lot of new members
- It was a fun evening
- Join us next year if you have not been in a while

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Treasurer Report

Keeping up to Date Contact Info & Sale of Property

Current Member Contact Information:

- Please make sure we have current USPS, home address (where you live), and cell phone
- We communicate via email to save members money
- Please check your email at least monthly for HOA communications

Sale of property & dues impact:

- Owners of record on 1/1 of each year will be billed and are responsible for dues
- Sellers should have their closing attorney prorate dues. The HOA does not prorate dues
- Sellers, please make sure you or your attorney give the HOA contact info for new owners when you sell

How will we do in 2024? 2024 Budget vs. 2024 Actual/Estimate

	Budget 2024	Act Year 2024	Var	Fav/Unf	explain
Other inc		460.00			
Assessment		54,540.00			
late fees		480.00			
Tot Income	54,540.00	55,480.00	940.00	FAV	other inc and late fees
Landscape	2800	2,946.00	146.00	UNFAV	pampas grass not bgt
Storm Cleanup	1600	0.00	1600.00	FAV	no storm
HOA lot/tree cut		100.00	100.00	UNFAV	offset other inc
Landscape	31000	31,000.00	0.00		
General Liability Ins	1327.7	1,164.00	163.70	FAV	no price inc
D & O Ins	859	859.00	0.00		
Quick Books	420	385.00	35.00	FAV	35 inc delayed
Web Site	230.26	243.86	13.60	UNFAV	
Legal (lieu of Res)	400	5,000.00	4600.00	UNFAV	fence legal
legal exp reserve created	0	10,995.49	10995.49	UNFAV	fence legal
supplies/stamps	100	100.00	0.00		
Purchases	500	204.65	295.35	FAV	less than bgt
Refund Dues Overpayment		120.00	120.00	UNFAV	offset in dues
Tax Prep	250	200.00	50.00	FAV	
Electricity	1632	1,894.00	262.00	UNFAV	new base amont
PO Box	58	70.00	12.00	UNFAV	not bgtd increase
Emergency Spend	300	0.00	300.00	FAV	no emergency spend
Water	200	198.00	2.00	FAV	
total expenses	41,676.96	55,480.00	13803.04	UNFAV	legal spend is driver
Net Income	12,863.04	0.00	12863.04	UNFAV	legal spend is driver
What if - NI for reserve if no legal	12,863.04	15,995.49	3132.45	FAV	if no legal spending

Would have beaten 2024 budget by \$15,995.49 had the legal issue not come up. We will use all of this to pay our bills in 2024 and early 2025. Any not spent returned to capital reserves.

2025 Budget

	Actual to Budget Pass V2				
	ActEst Year 2024	Bgt V2 2025	Yr to Yr Change	# Paying	
Other inc	460.00				
Assessment	54,540.00				
late fees	480.00				
Tot Income	55,480.00	55,000.00	550	100	1.85%
			Chg \$	Chg %	<u>Explanation</u>
Landscape small	2,946.00	3500	(554.00)	-18.81%	Bonito cost more, overhead
Storm Cleanup	0.00	1600	(1,600.00)	100.00%	annual storm cleanup
HOA lot/tree cut	100.00	0	100.00	-100.00%	none budgeted, recovered in 2025
Landscape large	31,000.00	33000	(2,000.00)	-6.45%	inc new home weed eat, inflation
General Liability Ins	1,164.00	1400	(236.00)	-20.27%	insurance increase expected
D & O Ins	859.00	1000	(141.00)	-16.41%	insurance increase expected
Quick Books	385.00	420	(35.00)	-9.09%	full year at 35
Web Site	243.86	250	(6.14)	-2.52%	increases every year
Legal (leau of Res)	15,995.49	10810	5,185.49	32.42%	Fence legal cost paid over 2 years
supplies/stamps	100.00	100.00	0.00	0.00%	
Purchases	204.65	300.00	(95.35)	-46.59%	
Refund Dues					
Overpayment	120.00	0.00	120.00	-100.00%	plan for increase, retire
Tax Prep	200.00	250.00	(50.00)	-25.00%	1st incese in a while
Electricity	1,894.00	2,000.00	(106.00)	-5.60%	rates went up early 2024
PO Box	70.00	70.00	0.00	0.00%	
Emergency Spend	0.00	300.00	(300.00)	100.00%	always budget some emergency
Water	198.00	200.00	(2.00)	-1.01%	essentially flat
total expenses	55,480.00	55,200.00	280.00	0.50%	essentially flat net net
left after legal	0.00	-200.00			
total legal lieu of res	15,995.49	10,810.00	>>> total legal>>>>		26,805.49
					not spent goes to reserves

2024 - 20 Year Capital										
20 Yr										
20 Yr Major 20 Yr 20 Yr										
Bgt Bgt 3.25% Bgt Bgt total Res 2 Year										
Res Res CD Proj. repair out out out EB Defend										
Year BB in Interest out out out EB Project Notes CCR										
Curr	2024	61	0	1.6		0	0	62.6	non budgeted swale repairs in 2023 use 2024 repairs	15,995.49
1	2025	62.6	0	1.6		0	0	64.2	non budgeted swale repairs in 2023 use 2025 repairs	10,810.00
2	2026	64.2	12.5	1.6		1.3	1.3	77	Final \$.7 non budgeted 2023 swale repairs paid for	26,805.49
3	2027	77	12.5	1.6		2	2	89.1	CD matures, interest ends this year	
4	2028	89.1	12.5	1.6		2	2	101.2		
5	2029	101.2	12.5			2	2	113.3		
6	2030	113.3	12.5			2	2	123.8		
7	2031	123.8	12.5			2	2	134.3		
8	2032	134.3	12.5			2	2	144.8		
9	2033	144.8	12.5		106.5	2	108.5	48.8	repave SV & RP roads is in out column - SAME YEAR	
10	2034	48.8	12.5			2	2	59.3	replace bulkhead is in out column replace front sign is in out column replace pier is in out column	
11	2035	59.3	12.5			2	2	69.8		
12	2036	69.8	12.5			2	2	80.3		
13	2037	80.3	12.5			2	2	90.8		
14	2038	90.8	12.5			2	2	101.3		
15	2039	101.3	12.5			2	2	111.8		
16	2040	111.8	12.5		61.25	2	63.25	61.05		
17	2041	61.05	12.5		23.5	2	25.5	48.05		
18	2042	48.05	12.5		40.25	2	42.25	18.3		
19	2042	18.3	12.5		0	2	2	28.8		
20	2043	28.8	12.5			2	2	39.3		

2024 Capital Budget Notations

- No major projects until 2033. Road paving and state take over is capital focus
- Tree replacement has been out of the capital budget for some time. The HOA has no plans to replace trees going forward. Impacted are Leyland Cypress's, Crepe Myrtle, and Water Oaks
- Key strategy to avoid future capital cost increases is to turn over Rice Pond and Swan View to the state. Planning with DOT hopefully was to start in 2024. The plan has \$106K to add paving to state spec & turn roads over in 2033, if the state agrees. Legal issues in 2024 delayed meeting with DOT.
- Major pier, bulkhead, or front sign damage prior to capital plan will require an assessment to fix unless the HOA votes to delay the roads. There are some doubts if our roads will go beyond 2033 without repair. Roads are the 10-year focus for capital
- \$2K in capital plan per year for maintenance repairs on swales, bulkhead, front sign, Todd Park, and pier
- Legal defense of CC&R will reduce timing of capital flow. End of plan can accept that.

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End of Treasurer Report

What was Board Focus & Results for 2024

- Plan for board turnover & a management company if needed. Board members to stand for election and ACC members volunteered for appointment. No management company needed.
- Execute the operating budget as approved. Budget exceeded but funds will stay in operating budget for legal defense Work with landscaping maintenance contractor on implementing contract. Sunrise will do both contracts in 2025. We thank Ted Good for his service on the small contract and for mowing individual lots at below market price. Ted is retiring from HOA physical work and we thank him for all he has done over the years for our community.
- Continue to build the reserve fund balance with a road focus. No new capital projects are in our budget planned until roads are repaved to state specification and turned over in 2033. 2024 funds used for legal expenses to defend covenants but we can still make 2033.
- Since last year's vacant lot maintenance standards tweak, best mowing of vacant lots since members took over HOA. Thank you to the community!!
- Meet with State DOT to determine best path forward for state acceptance of remaining community private roads. Continue to explore the service and cost if a management company becomes necessary to manage the activities of the community. DOT meeting delayed due to fence legal issues. Board interest for 2025 will not require management company.

2025 Election of Board of Directors

➤ The Board of Directors for 2024 & 2025:

- ❖ Johnny Davis (completed Cindy Davis's 2018 term, he completed first three-year term in 2021. Will leave the board at the end of 2024. Jay Henn was elected to serve as Treasurer beginning in 2025.
- ❖ Meredith Howdyshell. Elected 2022 and serves as Secretary. 2024 is year three of her three-year term. Meredith has decided to stand for reelection at 2024 annual meeting.
- ❖ Mary Small. Served prior 3-year term that ended in 2018. Elected again in 2022 and serving as President. 2024 is year three of her second three-year term. Mary leaves the board at the end of 2024.
- ❖ Levi Lewis was elected to the Board in 2023 and has two years remaining on his term
- ❖ We have two open Board positions and three candidates.
- ❖ The community must have a board by state law in NC. A management company does not change that requirement. The board must oversee the MC.

Officers Elected:
Chuck Schmieler
Meredith Howdysshell

Joined by:

Jay Henn

Levi Lewis

2025 Committees

Architectural Controls Committee (appointed):

LeAnne Clayton

Jeff Howdyshell

Shaun O'Hara

Eric Schrecengost

Welcome Committee:

- Tricia Collis

Membership Info & Open Discussion

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Thank you for Attending