

Black Rock Development Owners Association, Inc.

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

Minutes of the Board of Directors Meeting
March 14, 2024

The meeting was called to order at 4:32 pm; BOD members in attendance: Mary Small, Meredith Howdyshell, Levi Lewis, Jay Henn. John Davis arrived after the owner's forum.

Call to Order

Mary Small chaired the meeting.

4:30 – 5:29 Open Forum for Owners

Ron Phillips, and Bob and Michelle Gray were owners in attendance.

Ron Phillip came to the HOA with a concern. Culvert ordering became an issue as the state has not come to put in the culvert. The state put the culvert in and backfilled. DOT owns roads but not the culverts and owners are responsible keep the culvert and drainage ditches clear of debris to help to ensure that water flows freely.

Ron pointed out that utility trailers are visible and the covenants say they should not be.
Board Action Item: Send a notification to the community to be sure to place trailers out of site when not in use. Status: Complete

Architectural Controls Committee (ACC) Report: Members in attendance Jeff Howdyshell, Joe Honig and Chuck Schmieler.

The ACC is busy with applications. Joe is the contact point and let's new owners know what the HOA rules are and what North Carolina requires.

One ACC owner made a request for culvert access to their property from Bell Road. The HOA does not own Bell Road. The HOA did not give approval for the culvert on Bell Road. The owner was told approval would have to come from Bob Cooke who owns Bell Road.

BOD Meeting Started at: 5:30 – John Davis joined the meeting

Treasurer's Report

Number of late payers identified. Late notice emails, postcards and letters have been sent to late dues owners.

2024 Fees for renting Pavilion. Only members can use the pavilion. A member can sponsor an event for guest. The member must sign the contract and is responsible for any issues.

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One pending pavilion request for a June 1, 2024 wedding. Kathy Todd is the owner sponsor for the event.

Other Business:

Swale/Culvert issues

A policy for contractors to use during construction is in place and part of ACC process. The HOA is monitoring contractor activities. There have been some issues with the contractor subs unloading on swales and subs parking on swales since the policy was put in place. The contractor has been notified.

The ACC process and rules for construction and culverts will be reviewed for needed updates. One sub stated they unloaded on the swale because they did not want to crush the culvert. Owners must consult with his contractor to ensure the installed culvert is the appropriate type and has enough rock cover to handle the weight of construction equipment.

HOA will remind owners to clean out their culverts this summer. Reminder in next newsletter.

Black Rock Covenant Enforcement and Community Safety

BOD takes into consideration the obligations of owners outlined in the covenants and make the proper adjustments when necessary for the good of the community. Have we reached a point where a Policy Enforcement Committee is needed in the community? Will be discuss at the annual meeting.

Safety is a concern, and the recent activity seems to be a onetime activity. The BOD will continue to monitor unusual activity in the area. We request each owner help watch the neighborhood.

Lawn Season

Lawns need to be mowed bi-weekly starting in March and there would be one mowing in October. Remind members of lawn maintenance in next newsletter.

Ted Good is again mowing many private lots. HOA members may use any contractor they choose for mowing. HOA members can contact Ted Good directly to contract for mowing.

Removal of down tree(s):

A number of lots have trees that have come down due to storms and other natural events. The Board agreed that we need to have a formal policy whereby members are

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notified of the downed tree(s), and that grants the HOA the right to enter on the property to remove the trees if the owner does not take action.

Board Action Item: Develop a written policy on trees that fall on member's property, including a notification letter. **Status: In progress**

Meeting Adjourned: 6:30 pm.

Approved on behalf of the Board:

Mary Small, President

Date