

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

Minutes of the Board of Directors Meeting June 20, 2024

The meeting was called to order at 4:30. No members were present for the Owners Forum.

Architectural Control Committee (ACC) Report

Chuck Schmieler was present.

The Roberson lot construction is underway. The ACC is awaiting a written request for an exception to have their propane tank not buried.

The Davis and Phillips construction is progressing as planned with no issues.

Board Meeting

In attendance were Mary Small, John Davis, and Meredith Howdysshell.

The March Board minutes were approved by all present.

DOT meeting – Mary will set up a meeting with the DOT this summer on Swan View and Rice Pond turnover planning. This meeting will get a more solid timeline for the project.

Declaration of Covenants, Conditions and Restrictions (CC&Rs) Update

The board reviewed a plan to have the members vote for new CC&R's during 2024. The plan is to remove the developer CC&R portions and make a couple of changes membership has suggested. Surveys will seek member input before a vote is taken. CC&R changes currently being considered are fence rules clarification, down tree rules clarification, and the ability for owners to keep 1 boat in their yard year-round. Prior to a formal vote, the Board and its sub-committee will seek input from the membership prior to any vote.

2024 Rules changes approved by the board – The board approved by a vote of 3-0 to make the following Rules changes. A copy of the rule change will be emailed to all members and posted on the web site. The changes were:

1. Rules to clarify members responsibility for trees downed due to acts of God. This rule clarifies owner responsibility and actions if an owner refuses to clean up their lot(s).

2. Owners will be asked to sign the Application for Construction or Alteration on a go forward basis. This action seeks to secure to strengthen communication between owners and their respective builders.

- Owners must consult with contractors to ensure that all culverts used, and rock cover will handle construction traffic. Both must sign the form.
- Owners and contractors must have an alternative plan in place with ACC when construction workers cannot park on lot under construction. This is protection for the community swale system.

Community Picnic – The date is set for September 21, 2024. More information will be shared this summer.

Community Fire Hydrants – the Board will contact Bertie County to request that it evaluate the adequacy of the current fire hydrants for the community given the additional homes in our community.

Newsletter – The Board plans to send one during July.

Adjourn