

Black Rock Development Owners Association, Inc.

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

Minutes of the Annual Homeowners Meeting
December 3, 2022

**Annual Homeowners Meeting for Black Rock Development Owners Association,
Inc. (Association) December 3, 2022**

Call to Order

The Annual Homeowners meeting was called to order at 1003AM. BOD members in attendance: Mary Small, Meredith Howdyshell, and John Davis. Mary Small chaired the Annual Homeowners Meeting.

Introduction of Home Owner Association (HOA) Board of Directors

Mary Small introduced the Board Members:

John Davis - Treasure
Meredith Howdyshell – Secretary
Chip Pruden - Vice President and ACC Member
Mary Small – President

ACC Board Members:

Bob Forbes
Joe Honig
Chip Pruden

Welcome the newest HOA Members

Mary Small introduced the newest homeowners:

Baldwin
Bobbitt
Henn
Jernigan
Kalomeres
Koch
Stevens
Taylor

Ratification of 2021 Annual Membership Meeting Minutes

Meredith Howdyshell called for the ratification of the 2021 Annual Membership Meeting Minutes. Motion to approve and second. There were no questions or objections. The membership voted to ratify the minutes.

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

Summary of Annual Activities/State of the Association

Appreciation was expressed to Ted and Deb Good for upgrading the playground at Todd Park.

A discussion was presented on the use of the maintenance yard previously owned by Freddie Todd. Freddie Todd has personal use of the maintenance yard until his death.

The new owners requested that owners not put anything else on the burn pile.

If you have boats or trailers stored in the maintenance yard, they must be removed **by March 31, 2023**, or the owner must make personal arrangements with the new owner.

Roads are a major cost exposure for the HOA. Plans call for Swan View and Rice Pond Roads to be turned over to the state in 2032. Mary Small and John Davis will meet the Department of Transportation in 2023 to begin planning for that. The roads are in decent shape, but will have to be paved to state spec prior to turnover. The reserve is planning for that by 2032.

Construction of the new home continues, and several new ones are going up.

Community Activities:

- Community Day was a huge success.
- Community outreach programs for 2022 were the Good Shepard Food Pantry and Wreaths Across America. We placed 300 wreaths at Edgewood and Hillcrest Cemeteries and raised over **\$2200** for the food pantry.

REC Broadband Initiative

John Davis presented the information on the status of the broadband initiative. John Davis and Mary Small spoke with Roanoke Electric (REC) on the request for broadband to be installed in the community, and the discussion with REC would require the Association to call for a special assessment added to the HOA, which the BOD was unwilling to address.

Maintenance & Care of Vacant lots (Vote)

The proper maintenance of member-owned vacant lots surfaced as a challenge in 2021. Many lots were not mowed as frequently as necessary to meet community standards. Most owners were not aware of the issues and that their chosen lawn care contractor was not in compliance with the community policy. The owners were provided with a list

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

of individuals or companies that could offer them service, since their present provider was not maintaining their property per the community policy.

In 2021, the BOD enacted a rule that was approved by the membership allowing the BOD to initiate mowing when the owner failed, after notice, to meet the community standards.

The BOD took the following measures in 2022:

- Notified vacant lot owners of new requirements;
- Emphasize that it is the owner's responsibility to ensure properties are maintained under governing documents;
- HOA oversight of compliance improved in 2022; however, there continued to be non-compliance;
- Sent each vacant lot owner a letter/email explaining new procedures; and
- Provided owners a list of contractors and rates.

Even with the above actions taken, the HOA was forced to undertake repeated contact with certain lot owners in 2022.

To strengthen the policy the following changes were made. The first HOA cut for noncompliance will cost \$100. Any additional HOA noncompliance cuts will cost \$100 for the cut and \$100 for a fine. A vote was taken and ***unanimously passed*** to update the policy for 2023.

2022 & 2023 Treasurer Report/Budget Proposal (Vote)

John Davis presented the review of the 2022 and 2023 Treasurer and Budget Report to the membership. A breakdown of the entire Treasurer and Budget Proposal Report can be found in the 2022 Annual Meeting Slide Deck.

There is low risk to any assessments unless a major storm destroys assets at Todd Park that are not covered by insurance.

Sunrise Landscaping, the Association's mowing vender in 2021 and 2022, requested a significant increase in the cost to keep the common areas. A RFQ was sent to five contractors to quote two ways: **Option One** to keep the present scope of maintenance and mowing, which would require an increase to the HOA annual dues; or, **Option Two** to decrease the scope of maintenance and mowing. The members voted to keep our current scope of work. Five companies bid and the successful bidder was Lazy Weekends at a cost increase of \$1200 annually.

John Davis presented the proposed 2023 against the 2022 Budget. After three years with no increase, the 2023 budget increased dues by \$28 from \$480 to \$508. The increase was inflation driven. A motion from the floor was made to increase dues to an even \$30 or \$510 per year. That motion was approved with no objections.

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

The HOA has not budgeted tree replacement in the budget for several years. The HOA does not plan to replace trees that die along the farm border, bike path, and along roads. The Russian Olives on Bell Road will be removed in 2023.

If at any point owners cannot be found to serve on the Board of Directors and agree to manage the HOA, then we will have to hire a management company to perform the management duties. At a minimum, that will impact dues close to \$100 annually, best case. It is important to note that, even with the engagement of a management company, the Association will still need a Board of Directors.

Membership Open Discussion

There was no additional discussion by the membership or BOD.

Adjourn

The call for the meeting to adjourn was completed at 11:15AM.

Approved on behalf of the Board:

Mary Small, President

Date