

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

Minutes of the Board of Directors (BOD) Meeting  
April 19, 2023

The meeting was called to order at 4:33 pm. BOD members in attendance: Mary Small, Meredith Howdyshell, Chip Pruden, and John Davis.

Mary Small chaired the meeting.

**4:30 – 5:00 Open Forum for Owners**

No owners attended the open forum.

**Architectural Control Committee (ACC):** Members in attendance: Chip Pruden, Chuck Schmieler, Joe Honig, and Bob Forbes

An existing homeowner has submitted an ACC Application for a pool. The plan was submitted for a 15'X28' pool. Two members of the ACC will confirm the current non-pervious coverage to ensure that the ratio, with the new pool and surround are compliant. CAMA approval is required prior to the commencement of construction.

Contractors are still working on completing the two homes under construction.

The BOD will meet with NCDOT this year and attempt to have Swan View and Rice Pond on their road acceptance plan.

**Stormwater Quarterly Report**

Three areas are being reviewed and will be addressed. Bob Forbes and John Davis will meet with a contractor to contract to have the ditch along Bell Road deepened, deepen the main ditch entrance at the water access area, and add rip rap to the drainage ditch at Governor Eden House and Rice Pond Roads. There is money available to cover the issues.

The ACC addressed several repairs to drainage ditches on building lots. All issues have been resolved.

ACC members departed at 5:21PM.

**Property Maintenance**

The new mowing contractor has started. Several owners expressed dissatisfaction with the first mowing. The concerns will be taken to the contractor for resolution. The contractor has resolved the issues.

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**Contractors**

Lots under construction will be required to follow guidelines in order to preserve the drainage ditches and culverts during the construction process. The community has had damage to drainage ditches, in particular, as heavy equipment is placed on the lots.

**Replacement Signage Private Roads**

A discussion was had on replacing street signs on Swan View, Rice Pond and Bell Roads. There was damage to signs during heavy winds this Spring. The BOD discussed replacing all the internal signs with metal. The BOD is awaiting the estimate on replacement.

**Annual Community Day**

The BOD discussed Community Day. The proposed date for this fun event is September 16. Mary will send out a save the date.

**Treasurer's Report**

A detailed treasurer's report can be obtained upon request.

Annual HOA are paid, except for three individual and the treasurer has been in contact with them for payment.

**New Business**

The BOD will be working on a Newsletter starting in July.

Meeting Adjourned: 5:45 pm.

**Approved on behalf of the Board:**

Mary Small 5/23/23