

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

Minutes of the Board of Directors Meeting
January 26, 2023

The meeting was called to order at 4:32 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.

Welcome and Introductions of New Members

Chuck Schmieler - ACC

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

We have one pending application for new construction. The home will be built at 319 GEHR. The owner is doing his own contracting. Construction will begin as soon as ACC approves the application, and all required permitting is secured from Bertie County. The owner intends to combine both lots and construct a home and garages on the combined lot. In addition to the home and garages, the owner requested permission to construct a six-foot-high vinyl privacy fence. Fences are prohibited under the Declaration of Covenants, Conditions and Restrictions for Black Rock Development (CC&Rs). However, the Board of Directors and ACC are permitted to grant an exception. After discussion regarding the application, the ACC approved the application for the house and garages, but did not approve the fence as requested. The original developer of Black Rock intended for the community to remain open and natural. While fences have been approved over the years for both pools and animals, no privacy fences have been erected. Therefore, the application for the fences as requested was denied. The recommendation from the Board was to permit a metal fence similar to what has been erected on other Black Rock properties.

Update: The owner has been contacted regarding the application and fence.

Review of Revised Application for Building or Alterations:

The ACC addressed a culvert needing repair on a lot currently under construction. The current Application for Construction and/or Alteration will be revised to make the Culvert Agreement a part of the application. The culvert must meet NC DOT specifications. The ACC also identified several culverts in need of clearing out.

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Update: The owner of the property with the damaged culvert and the contractor have been contacted by the Board of Directors concerning the damaged culvert. The expected remedies have been described in the communication.

The Board recommended adding the Bond Agreement for Rice Pond and Swan View Roads to the Application, as well. Contractors building on Swan View and Rice Pond Roads are expected to post a bond to cover any damage done by the construction equipment during construction. Both of these roads are private and the responsibility of the community.

Property Maintenance

The roadside cutting up to the power boxes is the standard mowing done by the lawn care company. Several owners have expressed that they wish to avoid having the lawn care contractor mow up to the power box on their property. The Board of Directors will discuss accommodating these requests with the contractor.

Update: The contractor is amenable and able to accommodate those requests.

Other Business

DOT will be contacted to discuss the turnover of Rice Pond and Swan View for state maintenance.

Pier renovation is scheduled to start on Monday, January 30th.

Treasurer's Report

Annual HOA dues have started coming in. March 1 is the deadline for paying annual dues of \$510 without penalty.

New Business

Proposal letter for grass cutting for 2023. A letter will be sent out in January 2023 outlining the new rules for the grass-cutting of lots.

Meeting Adjourned: 5:45 pm.