

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

Minutes of the Board of Directors Meeting
August 23, 2022

Meeting called to order at 4:04pm; BOD members in attendance: Mary Small, Meredith Howdysshell, Chip Pruden and John Davis.

Mary Small chaired the meeting.

4-4:30 Open Forum for Owners

No owners attend the open forum.

ACC

Bob Forbes and Joe Honig attend the meeting to provide an update on the ACC activities since the May Board of Directors meeting. There was a discussion on new construction in the development, and the many delays the owners are having with the contractors, and getting the needed supplies to complete the building. The owners have been contacted for a status update regarding the work by the contractor. The owners are reaching out to the builders requesting an update on when construction will continue on their homes. Construction has commenced on both sites.

The Board expressed concern about work being done on homeowners' property without the homeowner reaching out to the ACC for approval. Any work done to the exterior of a home, regardless of whether it impacts the footprint of the house, requires ACC approval, and may require building permits from the County. The ACC felt the current form needs to be revised and possibly additional items added to the form to help keep a harmonious fit for homes and address drainage issues.

Recently there has been turnover in ownership of lots, and the ACC would like to get informed early in the process when the owners want to build to give time to review and approve plans and overall lot coverage.

ACC members departed the meeting at 4:40 PM.

Property Maintenance

There have been some concerns about stormwater related to new construction and its impact on the neighbors. The board will further review the concerns and work with the ACC to review and add storm water management to the ACC form.

There was a complaint about building materials being dropped off or accidentally being placed on another homeowner's lot. The board reached out to the builder and moved the materials onto the building site. This issue was closed.

The current contractor for the community's mowing needs has requested a substantial increase for 2023 mowing season. The board will seek bids from other contractors to present to the members at our annual meeting.

There have still been a issues with lots being mowed, and the lot owners were contacted again and provided a list of individuals to contract to have the lot maintained according to the the mowing rules approved by the community for Black Rock.

Other Business

Mary Small led a Memorial Garden discussion. Blackrock has had several residents pass away this year, and the board received a request from a homeowner to have a memorial garden where they could add flowers or a tree. One homeowner has offered a bench. The board agreed on this action, and further discussion with the homeowner will occur.

There was a report given by Chip Pruden on the getting pier repair Update on pier quotes. Chip has contacted several contractors, but none returned his call as of the meeting. Chip will continue to reach back to the contractor to get quotes.

The Community Picnic is on September 17th from 4-8 PM. There will be live music again this year. Ted Good is building the stage again this year. Donations for the band would be appreciated.

John Davis presented to the board a request to purchase six licenses from Document Storage Solution for the board members. The cloud storage is no longer free, and Document Storage Solutions offers the best solutions for Blackrock storage of present and historical documents. The board agreed to purchase the licenses.

The Annual Homeowners Meeting is scheduled for December 3, 2022. Mary Small is reaching out to Tom Griffin to contact the Methodist Church to see if they will allow us to use their multipurpose room again this year. There are other logistics to be worked out for the annual.

Treasurer's Report

John Davis gave the Treasurer's report. John has prepared the proposed budget for 2023 that will be presented to the owners at the annual meeting in December for approval. There were long discussions among the board members on the budget, and additional meetings will be added to the board members' calendars to finalize the budget for 2023 for the December HOA meeting.

Meeting Adjourned: 5:45pm