

Yellow Cliff, Hope & Carton Hill Property Owners' Association, Inc.
5063 Cotton Valley
Christiansted, VI 00820

Minutes of the Annual Property Owners Meeting - 2014

The Annual Property Owners Meeting was called to order 01/23/2014 at 5:40 pm by Richard Starr, Vice-President, in the absence of the President Josh Tate. Attendance was taken. Represented at the meeting were Lots H 8, H 12, H 20, H 52, H 54, H 60, H 67, H 68, H 72, H 73. All represented lots are current on their dues and eligible to vote. A quorum was present to proceed with the meeting.

Officer Reports

Richard Starr provided a list of accomplishments by the board this year. Getting the board better organized and working on improving communication with everyone in the neighborhood began mid-year. The 2013 statements were sent out in September and a website was set up. Federal grants are available and are being looked at as a potential source of funding for managing our roads. Because of our proximity to the East End Marine Park our POA is eligible to apply for these federal grants if we can directly help manage storm water and silt runoff from entering into Solitude Bay. The recently developed Solitude Neighborhood Crime Watch was started this fall and has invited our POA to join in their efforts. Contracting for the bush and grading services was completed and the work is in progress.

Nancy Fuller, Acting Secretary/Treasurer, distributed the 2013 income statement and provided the current checkbook balance, as well as a report on unpaid dues and amounts due for grading and bush services.

Discussions

Discussions were held about the website and the possibility of expanding it to include a chat room or bulletin board. It was noted the website address was included with the 2013 POA letter and statements. Everyone was encouraged to check out the website.

The poor condition of the roads and excessive bush was the primary concern of all those in attendance. It was shown that the lack of road and bush maintenance for the last three years was the direct result of many property owners failing to pay their dues. Figures for 2013 show: 152 statements generated, 13 were returned undeliverable, 1 was unable to be mailed due to lack of address. 56 property owners are current and paid in full. 95 lots are delinquent. This results in only 1/3 of the money needed for roads and bush being generated per year. The net effect is it's taking 3 years to have enough money to do maintenance.

A detailed and comprehensive Watershed Management Plan for our community was presented at the meeting. The plan was developed by the Horsley Witten Group under a grant from the USDA/NRCS with the help of the St. Croix Environmental Association and several community residents. Representatives from SEA and the East End Marine Park were on hand to discuss the findings and present opportunities for our association to participate in to reduce run off and possibly get a grant through SEA for road work. Carol Cramer-Burke and Jenn Travis presented the Watershed Management Plan and potential grant availability. The plan is available for review on our POA website.

<http://yellowcliffhopeandcarton.org/>

Elections

A slate of officers was presented for president, vice-president and secretary/treasurer. Volunteers were solicited to fill the positions of 2 at large members. The final slate presented for voting was as follows: President - Richard Starr, Vice-President - Beth Hoffman, Secretary/Treasurer - Nancy Fuller, At large board members - Dan McDaid and Kathy Thobe. The voting results: All the membership present was in favor, none were opposed. The new board was unanimously accepted.

The meeting was adjourned following the election of officers.