

Minutes for Chadwick Shores HOA Board Meeting April 18, 2023

Call to Order @ 18:02

Roll Call

Trisha Smith, President
Marianne Carter, Vice President
Allison Duvall, Secretary
Rachel Carter, Communications Director
Matt McCrary, Director-at-Large

Agenda items

1. President's Report:

- **Gate Updates:**
 - After receiving resident emails that the incoming gates were not closing after they were initially fixed, Duvall's Fabrication made an after hours visit to assess the situation. It was found that the sensor reflectors had slipped out of alignment due to the changes made to resetting the posts and the stones that they were attached to becoming loose. Duvall's Fabrication returned the next day to reset the stones and reflectors.
- **Road Repaving by H&S:**
 - H&S returned to fix the patched spots that had sunk below the road. Unfortunately the new patching that H&S applied is even worse than the original spots with the new patching having an edge around it and then dipping much lower than it was originally. The board has requested that PMC work with H&S to resolve. H&S has agreed to come check the spots again and discuss next steps with PMC.
 - **Next Steps:** Check in with PMC on status before next meeting
- **Roadway Damage at new build on CSD**
 - A new build on CSD has severe road damage caused by either the builder or a sub-contractor. PMC was contacted and they have reached out to the builder to determine next steps. The board has also requested that PMC determine whether the new construction deposit has been returned.
 - **Next Steps:** Check in with PMC on status before the next meeting.
- **Grill Post Removal:**
 - After voting to not replace the deteriorated grill by the dock the board has identified two residents that own a landscaping business that are going to donate the time to remove the post. These residents are going to remove the post and fill the hole when they have a spot in their schedule.
 - **Next Steps:** Once post is removed ensure that the business is noted in the next set of minutes
- **Research cost of mirrors and installation in blind corners**

- After voting against rumble strips in the blind corners of CSD the board decided to research adding mirrors to these spots. The community already owns the posts needed for these mirrors and mirrors were determined to be between \$50 & \$75.
 - **Next Steps:** Board decided to table discussion until July
- **Smoke 'N' Grind Food Truck**
 - Shelley Berry-Amlotte has been working to line up food trucks to come to Chadwick Shores. The next one scheduled is SmokeN'Grind (who also live on Bayshore Drive) and will be set up at the playground on Sunday April 30th 4 - 7 pm.
- **Entrance Rocks**
 - ECC has contacted the board and may have someone that is interested in buying the rocks that were removed from the entrance island.
 - **Next Steps:** Once the board hears back from ECC on how much the rocks would be purchased for we will vote on whether it makes sense to sell them. If we decide to keep them we will relocate them to the dock area to use them as a border around the pine straw.
- **CCRs**
 - In order to make it easier for both residents and the board to review the CCRs the board combined the 1981 original covenants and the amended covenants listed in the order from a lawsuit in 1992 into one document. The board then had an attorney review the combined documents in order to ensure that this combination document was lawful. PMC's attorney has confirmed that these are the legally binding covenants and we need to refer to these and post them on our website for the public to reference as
 - **Next Steps:** PMC is updating their website to contain the combined document and the board will ensure the Chadwick Shores website also contains the combined document. Additionally the board is saving the confirmation from the attorney so that future boards have it for reference if necessary.

2. Vice President's Report

- **E-statements vs Paper**
 - The board received confirmation from PMC that there is no charge for e-statements.
 - **Next Steps:** As this would save the community a significant amount of money the board will revisit this discussion in June to determine next steps for encouraging residents to sign up for e-statements.
- **Drainage update**
 - Channel Marker Builders is responsible for ensuring their new build on CSD has tied into the new drainage ditches appropriately. ECC has determined that the grade of the new ditches needs to be adjusted so ECC is working with CMB to ensure that this is done appropriately.
- **Update on investments**
 - PMC has not confirmed whether the investment changes approved last

month were completed.

- **Next Steps:** Board is contacting PMC to see whether changes were made. If not, PMC will provide updated interest rates and the board will take another vote on these changes.

- **Completed homes**

- As of 4/12, 4 more houses have been completed or will likely be completed by the July billing. The board has contacted PMC to ensure that these properties are billed for the updated HOA fees in the July billing per our CCRs.

3. Secretary's Report

- **Gate Remotes**

- Price changes were updated on website, sign and other community resources

- **Gate code updates**

- Now that the gate is functional again the gates codes have been updated for those residents that requested it. The board will continue to make requested updates once a month.

4. Treasurer

- **Financial Report Review**

- 87% of dues have been collected as of 4/18

5. Director-at-Large

- **5 Year Strategic Plan**

- Determined that the insurance that Chadwick Shores holds is a liability insurance. This will allow us to hold events in the community and ask for donations but will not allow us to charge an entry fee or other required fee for special events.
- **Next Steps:** The board is proceeding forward with identifying special events that would allow us to build our road reserves and the newly formed park and dock fund.

- **Wildlife Management (Illegal fishing and crabbing)**

- It has been identified that there is illegal fish and crab harvesting at the community dock.
- **Next Steps:** The board will be working with wildlife management to identify next steps that can be taken to ensure that there are no illegal wildlife activities taking place on community property.

6. Communications Director

- Proposed options for the next "Where does your money go" in the minutes email. Options included insurance, landscaping
- Board decided on insurance

7. Resident Questions

- **Gate Updates**

- After receiving resident emails that the incoming gates were not closing after they were initially fixed, Duvall's Fabrication made an after hours visit to assess the situation. It was found that the sensor reflectors had slipped out of alignment due to the changes made to resetting the posts

and the stones that they were attached to becoming loose. Duvall's Fabrication returned the next day to reset the stones and reflectors.

- The board would also like to ensure that it is noted to the community that while the opening and closing times of the gates are set - these times can vary to a degree as the internal gate clock is not linked to a satellite. Much like the clock on an oven or microwave, the time can get out of sync with actual time due to loss of power or power surges. The internal gate clock is only reset when the HOA laptop is taken to the gate house, plugged in and manually synced. The board looks to do this every month or two but in the time in between there could be slight variations in the opening and closing times.
- **Who is going to repair the road at the driveway of XXX CSD where construction broke up the road and it is now falling apart?**
 - PMC was contacted and they have reached out to the builder to determine next steps. The board has also requested that PMC determine whether the new construction deposit has been returned.
- **Who is signing off on or repairing the drainage ditch in front of XXX CSD?**
 - Channel Marker Builders is responsible for ensuring their new build on CSD has tied into the new drainage ditches appropriately. ECC has determined that the grade of the new ditches needs to be adjusted so ECC is working with CMB to ensure that this is done appropriately.
- **Dogs running loose on Marine Drive**
 - The board received another email about dogs running loose on Marine Drive. As there is nothing in the CCRs that allows the board to address this issue we again would like for residents to work with Onslow County Animal Control to identify and report these dogs. As it is against county law to allow dogs to run unleashed, animal control is the best resource to utilize for this problem.
- **Fishing line on boat in slip near community dock**
 - It has been reported that the boat in the slip near the community dock has an inordinate amount of fishing line wrapped around the boat and propeller. We would like to request that the community members using the dock are being careful to ensure that they are not casting lines into residents boats or into the osprey nest at the community dock.
- **Temporary Parking request for a wedding May 6th**
 - The board received a request for parking in the ROW Saturday May 6th. The board has approved this request with the contingencies that the parking is contained to 1 side of the road and all parked cars are fully off the road so traffic remains unimpeded.