

**CHADWICK SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
May 16, 2023**

Call to Order @ 18:10

Roll Call

Trisha Smith, President
Allison Duvall, Secretary
Matt McCrary, Director-at-Large

Agenda Items

1. President's Report

- **H&S Road Repairs**
 - PMC has reached out to H&S and the owner sent someone to repair the places that were not properly fixed. The board has not seen where the impacted areas have been fixed. PMC is going to check in with H&S to ensure that they come back and address the issues.
 - **Next Steps:** Board will check in with PMC before next meeting
- **Road Damage at XXX CSD**
 - The President contacted PMC 10/20/22 about the damage at this new construction. PMC then contacted the builder and the builder has stated that the roadway damage was due to the lot being wet and was unavoidable. Additionally, the builder states that the gouge in the roadway issue to the clearing across the road. The board has contacted a previous board member and not heard back from them about pictures that they took when the damage occurred. If the board receives the pictures they might be able to identify more about the cause of the damage.
 - **Next Steps:** The board is exploring repairing the edge of the road and the gouge with a filler that can be purchased at a hardware store in order to prevent further damage.
- **Grill Post Removal**
 - Timeline is TBD based on when the volunteers have time in their schedule.
- **Front Island Rocks**
 - Still waiting on the price from ECC for customer who is interested in purchasing. Will vote via email once the quote is received.
- **Combined CCRs**
 - Currently, both the 1981 originals and the 1992 lawsuit are on PMCs website, totaling 63 pages. PMC has been asked if we can include a different/additional file with the CCRs retyped/combined.

- **Next Steps:** PMC will be adding the combined CCRs to their website with a disclaimer that they are combined and not the actual legally binding documents, though they contain the legally binding CCR verbiage.
 - **Gate Wheels**
 - Duvall's Fabrication installed wheels on the gates May 2nd & 3rd. The wheels are going to add additional support to the gates. They will hopefully minimize wear and tear to the gates caused by the opening and closing through the night.
 - Duvall's Fabrication has recommended adjustments to the gates to stop them from opening about 1 foot from where they are now. This will allow the wheels to touch the ground all the time.
 - **Next Steps:** Discuss updating the gate adjustment recommendations at the next meeting.
 - **Mailbox Ruts**
 - After contacting the residents that have ruts developing in front of their mailboxes which is in turn causing road damage, only a small portion of the ruts have been fixed.
 - **Next Steps:** The board is evaluating the ruts and will develop a plan for addressing both the ruts and the road damage.
 - **Total Asphalt Technology**
 - Board received a solicitation email from Total Asphalt Technology.
 - **Next Steps:** Set up a call with Total Asphalt Technology to hear what they can do and identify if they should be added to the approved vendor list.
2. **Vice-President**
- **Investments**
 - Board received confirmation that PMC can open a 6 month CD at Pinnacle at 4.3%.
 - *Board voted via email: 4 yays*
 - **Next Steps:** Confirm PMC has opened CD
 - **Waterfront Event**
 - Sherry Thurston requested permission to have a painting class at the waterfront park. Class would have approximately 10 - 12 people and would last 2 hours. Sherry would provide all supplies and will be responsible for all set up & clean up.
 - *The board voted via text: 4 yays - 1 nay*
 - **Poop Stations**
 - Stations were not emptied the week of 4/28. Board contacted ECC so they would return to dump them.
3. **Secretary**
- **Combined CCRs**
 - Email from lawyer confirming that the combined CCRs are appropriate to utilize email saved to Board Google drive.
 - **Email Inbox Clean Up**
 - Secretary has been working to file the approximately 1,000 backlogged emails that are in the CSHOA email account.
 - **Next Steps:** Organize Google Drive further
 - **Tree Hanging into Road on Marine (across from park) -**

- Board contacted ECC to trim. ECC has taken care of it.
- **Stop sign at Everett and CSD**
 - April 30th it was found that the stop sign on Everett Drive (at the intersection of Everett and CSD) was lying on the ground. It does not appear to have been hit but was rotten at the ground. The secretary took the stop sign home so the board could determine what to do in order to repair it.
 - **Next Steps:** The board will be replacing the sign post with a metal post and putting a metal stop sign on it. The board is hoping to do this replacement the first week of June.
- **Ideas for 'Where do your dues go?'**
 - Telephone charges

4. Treasurer

- **Financial Report Review:**
 - It was identified that ECC sent a separate invoice for mulch (approx. \$3.5K) even though mulch should have been included in the monthly installments currently paid (\$3,665.7). PMC and the treasurer are communicating about the error. PMC is going to reach out to ECC about the discrepancy to have them refund the mulch payment since the invoice was already paid.
 - **Next Steps:** Treasurer will check in with PMC before the next meeting to check progress of credit.

5. Director-at-Large

- **Wildlife Management**
 - Still monitoring the fish harvesting situation.
- **Strategic Planning**
 - Secretary proposed having the community coordinate a cornhole tournament to raise donations for the dock/ waterfront park fund.
 - **Next Steps:** Secretary will work with community events volunteers to coordinate a cornhole tournament with one of the food truck events. Looking to take place late June if possible. Secretary is also going to start a document of future events that could also help to increase the dock and park funds.
- **Events**
 - Shelley worked with the most recent food truck, SmokeN'Grind. SmokeN'Grind sold out in 1.5 hours even with the rainy/ stormy weather. Next food truck event is Bad Bob's Grill Food Truck June 10th from 4 - 7 pm.
 - A resident has contacted the board to let them know he wants to throw an Oktoberfest party for the neighborhood at his house.
 - **Next Steps:** Secretary will update the sign to announce the next food truck. Director-at-large will meet with the resident to discuss Oktoberfest plans.

6. Resident Questions/ Requests

- **Gate Code Change Requests**

- There were a few residents who reached out to the board about changing their gate codes. Gate code changes must be requested by homeowners via the Google form. Gate codes are only being changed for those residents that have requested a change. No other gate codes will be impacted.
- **Event Parking 5/19 at 565 CSD**
 - A resident contacted the board to let them know that there could be cars parked on the side of the road near their house for approximately 7 hours.
- **Gate Time**
 - A resident contacted the board to let them know that the gates were still open at 8:30 pm. In order to limit maintenance for the gates, the gates remain open until approximately 10 pm until approximately 5 am. For more details about the gates please review the last 2 sets of minutes.

Adjourn @ 19:10

The next Board of Directors Meeting is open to the public. It will be taking place at Sneads Ferry Presbyterian Church on June 20th @ 6:30 pm.