

**CHADWICK SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
July 18, 2023**

Call to Order @ 18:00

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

Agenda Items

1. President's Report

- **Mirrors in blind corners (tabled from April meeting)**
 - ☐ No updates
 - ☐ Tabled indefinitely
- **Gate Malfunction**
 - ☐ The exit gate is malfunctioning again and Duvall's Fabrication voluntarily looked into it. They were unable to identify what was causing the malfunction so Secured Access has been contacted.
 - ☐ **Next Steps:** When Secured comes to service the gate, Duvall's Fabrication will also meet with them to discuss the gates & the new wheel placement.
- **Bus Service**
 - ☐ School transportation director reached out to update the records for the neighborhood
 - ☐ After discussion permission was granted for school busses to drive down Everett Dr if there are no students in the back portion of the neighborhood
 - ☐ This change will cut down on the amount of traffic on that portion of CSD and hopefully save some maintenance

2. Vice-President's Report

- **Mailbox Ruts**
 - ☐ Premier has advised that the HOA either fill the ruts in front of the problematic mailboxes or let the discussion drop. They have stated that the road damage is normal wear and tear and should be noted as such
- **Community First & Pinnacle Reserves consolidation**
 - ☐ Completed
- **ECC Credit for mulch**
 - ☐ Premier is working on getting credit from ECC

- **Water & Sewer budget**

- ☐ Board requested review of the water & sewer line item in the budget
- ☐ \$100 spent YTD; \$1.6K allocated for the year annually
- ☐ It was identified that this was for the irrigation at the waterfront park
- ☐ Board decided that this was an unnecessary expense since there is no grass at the waterfront park
- ☐ **Next Steps:** Reach out to ECC to shut off the irrigation system & have Premier reallocate this budget amount.

- **AirBnB/ Short-Term Rental Regulations**

- ☐ With more and more short term rentals in the neighborhood the board reviewed whether there should be any necessary updates made to ensure that the neighborhood is remaining as secure as possible.
- ☐ **Next Steps:** The board is discussing whether owners of short term rentals should be required to buy gate remotes to provide to renters in order to enhance security in the neighborhood. Additionally the board is reviewing what is being advertised as amenities in these short term rentals as the playground and waterfront park/dock are only open to owners.

- **Vandalism**

- ☐ The morning of July 6th it was discovered that there was vandalism that had taken place in the Chadwick SHores neighborhood. At least 2 mailboxes were disturbed/ broken and some of the street and stop signs were bent, broken or torn off of their posts. The suspected vandals were apprehended by OCSO and are being handled by the department.
- ☐ Unfortunately while the street signs that were torn up did occur at the same time as the other damage there is no proof that they caused the damage. Due to this lack of proof and the age and disrepair of the street signs and posts in the neighborhood the HOA is not able to pursue further action for the damage.

- **Street Signs**

- ☐ Due to the above vandalism and the age and disrepair of the current street signs the board has decided to expedite exploring the cost to replace all of the street & stop signs in the neighborhood.
- ☐ PMC is obtaining 3 quotes and will be providing those before the August meeting so they can be reviewed and voted upon then.

- ☐ The board has requested quotes for metal signs, signposts and anti-vandalism hardware in order to maximize the longevity of the next set of signs that are installed.
- ☐ While the board did not budget for signs in 2023, due to safety and navigational concerns there is a need to expedite this project to ensure the residents in this neighborhood are able to be reached by medical personnel if necessary.
- ☐ Finally, the HOA will have some interest coming in this year due to the new investments that will either need to be used or taxes will need to be paid on it. This interest will help to offset some of the cost of the signs along with the sale of the rocks from the front gate area. Along with this Premier has agreed to reduce the coordination fee that the community will need to pay if all of the signs are replaced at the same time - rather than the originally proposed schedule of focusing on street signs in 2024 and stop signs in 2025.
- ☐ **Next Steps:** Review quotes at August meeting and vote on street sign replacement.
- **Fill Dirt for ROW**
 - ☐ The playground & soccer field needs fill dirt placed in the ROW to ensure that the road is not damaged by cars parking in the grass. This is one example of why we would like to build up the dock and park fund so we can have a fund to help pay for these types of repairs.
 - ☐ Additionally it was discussed that a new lot being cleared on CSD has significant erosion in the ROW as well. The board is also going to be adding fill dirt in this areas to ensure that when the builder begins moving equipment in and out of the lot there is no road damage that occurs.
 - ☐ **Next Steps:** Request quote from ECC for fill dirt for both of these areas.

3. Secretary's Report

- **Ferry RipTides**
 - ☐ Request to use soccer fields intermittently: approved with 3 yays, 1 non-vote, 1 abstain
 - ☐ Board requested that the team make a donation to the Dock & Park fund but not required
- **Cornhole tournament/ community events**
 - ☐ Given the lack of community volunteers the board will be indefinitely tabling discussions about community events to raise money for the dock & park fund

- ☐ If community members would like to plan events they can and the board will request donations at that time

4. Treasurer's Report *(absent but reviewed by Vice President)*

- **Financial Report Review**

- ☐ Around 95% of dues have been collected for 2023. Additionally the second billing for lots that were upgrading from January - June was sent out by Premier.

5. Director-at-Large's Report

- **Fixing Road in front of new construction**

- ☐ Has purchased the repair material and will be applying in the coming weeks.

- **Dock Repair**

- ☐ Has purchased some new boards to replace rotten boards at the dock. Will be working on this in the next couple of weeks as well.

- **Land next to waterfront park**

- ☐ The owner of the land next to the waterfront park approached the Director at Large about receiving permission to use Chadwick Shores roads for access to the property. He mentioned wanting to trade some land for the easement.
- ☐ The board discussed and decided that this is not something we are interested in given the current state of the roads. This easement could open up a host of problems if the land were sold to a developer and multiple housing units were built.

6. Communications Director *(absent but reviewed by Secretary)*

- **Where do your dues go?**

- ☐ Porta potties & poop stations

Resident Questions/ Requests

1. Illegal Fireworks (Saturday 7/1 - Tuesday 7/4)

- The board was contacted by a resident about the duration of fireworks through the 4th of July weekend. While we potentially could levy fines for the fireworks based on this restriction in the CCRs - *"No noxious or offensive trade or activity shall be carried on upon said lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood."* - neither the Board nor the HOA has the ability or capacity to identify specific residents on their own.
- In order to apply this restriction individual residents would need to be identified and multiple parties would need to report the actions to the board.

- Finally, the board recommends that if there are illegal fireworks being used then the Onslow County Sheriff should be contacted.

2. Fence Approval

- The board was contacted for fence approval. While fences don't need ARC approval as long as they are not coming past the front corner of the home we did want to note the community preferences in this email so all members are aware.
- Preferably the fence height is reduced to four feet starting at the rear corner of the home so the portion(s) that go beyond the rear corner would only be four feet in height if reasonably possible.

3. Neighbor to Neighbor Disputes:

- The board has received a couple emails recently involving neighbor to neighbor disputes.
- The HOA board will not get involved in these and when contacted will forward the communications to PMC to handle.
- This includes, but is not limited to, mailbox placement in yards, loose dogs, and property line disputes.
- The board and PMC are not enforcement agencies and we will always advise that residents contact the appropriate county or state regulatory agencies if you have a neighbor to neighbor dispute that cannot be resolved by the parties involved.

4. Dock Issues

- 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 that is possibly coming from people fishing from the community dock.
- The resident has requested that the board implement something to keep this from happening.
- The board discussed this and will not be implementing any changes to the dock at this time given that this problem is not a community problem. The same decision would be made if a resident near the community playground was reporting damage to landscaping from the playground users. In both the current dock problem and the playground example, these are not full community problems and therefore must be actioned on by the homeowners and not the HOA.

Adjourn @ 19:36