

**CHADWICK SHORES HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS**  
June 20, 2023

**Call to Order @ 18:00**

Trisha Smith, President  
Marianne Carter, Vice President  
Allison Duvall, Secretary  
Rachel Carter, Communications Director

**Resident's Forum**

- Vickie Averett - 208 Shellbank: Just attending the meeting to learn/ observe.

**Agenda Items**

**1. President's Report**

- **Front Island Rocks:**
  - Board voted to sell for \$950 to ECC
  - Board voted via email on May 19th: Approved with 3 yays*
- **H&S Roadwork:**
  - Mike met with PMC on 6/6 and determined they do need to return to fix the problem areas incorrectly redone. Areas were repaired on 6/9.
- **Grill post removal:**
  - Timeline is TBD based on when the volunteers have time in their schedule.
- **Total Asphalt technology:**
  - Spoke with Jeff who had found notes from the last time an employee visited Chadwick Shores in 2020 and because of the poor subsurface of our roads, they are actually unable to provide any useful services to us. Chadwick Shores will eventually have to fully replace the roads in sections which they don't do.
- **Gate Adjustment:**
  - Met with Secured Access on 5/31 at gate and discussed wheels and gate opening distances. Wheels need to be able to pivot a little easier to ensure they are not dragging on the motor. Additionally their recommendation was that the neighborhood has to stick with the 10 pm to 4 am gate closing times in order to minimize wear and tear on the gates. Advised that the gates they have the most

problems with are gates that are always opening and closing all day long.

- Next Steps:** Contact Duvall's Fabrication to adjust the tension on the wheels.

## 2. Vice-President

- **e-statements:**
  - Every time we send a bill or notice it costs \$2.18. In order to save money in our budget the board is going to make a push for residents to opt into e-statements before the next billing. The State of NC requires the opt in process (rather than a forced opt in) which allows for those that prefer mailed statements to continue with those.
  - Next Steps:** Make a push before the next billing cycle to have residents sign up for e-statements. Residents can preemptively sign up for e-statements now on the website.
- **CD Discussion:**
  - Over the last few months the board has been working to ensure that any reserves money is invested in CDs so that we are accruing some interest.
  - The current investments are a 7 month 4.4% Bank of the Ozarks \$150K (voted on in May meeting) and 7 month CD through Pinnacle 4.35% \$150K (*4 yays via email before June meeting*)
  - Next Steps:** There is still about \$110K in reserves between Community First & Pinnacle reserves. Will contact PMC to have them research another CD and then vote on that change.
- **Street & Stop Signs:**
  - Given that the street and stop signs in the community are continuing to degrade, the board is working to plan for including replacing them in the 2024 and 2025 budgets. Upon review the stop signs in the community appear to be in decent shape so the focus for 2024 will be to replace the street signs.
  - Next Steps:** Work with PMC to get quotes for replacing street signs in 2024. The quotes will be for metal signs and posts but will also look into 3D printed signs too based on a recommendation from a resident.
- **Credit from ECC for Mulch:**
  - Waiting on mulch credit and rock credit.
  - Next Steps:** Emailing ECC to determine with the credits will be given

## 3. Secretary

- **Cornhole tournament:**

- Will coordinate with community volunteers to set up the tournament in August or early September
  - **List of potential community events:**
    - Board is going to create a list of potential community events to continue to build the dock & park fund.
    - Next Steps:** Create list
  - **Everett stop sign:**
    - Replaced with metal post/sign on 6/11 (refer back to May minutes for more details)
  - **Graffiti on tree at waterside park:**
    - Reported by a resident. Currently it is semi-scratched out.
  - **Fairy world in tree:**
    - The board would like to thank the resident that has created the Fairy world in the tree at the waterfront park. It is bringing joy to many community members and adds uniqueness to our community.
  - **Event:**
    - Wed June 28th 4 - 7 pm - Smoke'N'Grind
- 4. Director-at-Large**
- **Events:**
    - Bad Bob's Grill Food Truck June 10 4 - 7 pm
  - **Fixing Road in front of new construction (344 CSD)**
    - Has purchased the repair material and will be applying in the coming weeks
- 5. Communications Director**
- **Poop station near 1636**
    - A community resident dumped a large, trash bag of waste in the station. Letter was sent to the homeowner
  - **Where do your dues go?** - Water & Sewer; Porta potties; poop stations

## Resident Questions/ Requests

- 1. Retirement party June 17th**
- 2. Wedding at the waterfront park 6/24 10 - 11 am**
  - Board will place the reservation sign Will put up sign on Friday 6/23 and take down Saturday after the wedding
- 3. Festival in Park July 29th**
  - A community member reached out about setting up a festival in the park community event. They are coordinating with community members that own businesses, offer services etc to set up vendor booths in the park so the community can meet them, shop etc.If you are interested in being involved please contact Teresa Chapman 828-455-3111 or lackeytg@gmail.com.
- 4. Increase Premiers Neighborhood Visits**

- The board was contacted and it was recommended that PMC increase their visits from once a month to once a week given the new construction and the monitoring that the board is doing.
- While this recommendation would possibly help some PMC's visit frequency is stated in the current contract and is non-negotiable. If we were to decide to increase the visits we could assess that at the next contract renewal but we would expect that our fees with PMC would increase significantly. That being said - we as a board split the responsibilities with checking on the neighborhood in order to minimize the load on one person and manage our budget responsibly. Additionally, residents can email PMC if they see something and can request that it is checked into.

#### 5. Neighbor to Neighbor Disputes:

- The board has received a couple emails recently involving neighbor to neighbor disputes. The HOA board can not get involved in these and when contacted will forward the communications to PMC to handle. Similar to previous communications from the board about speeding or loose dogs, we 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.

#### 6. Mailbox Ruts:

- In late February/ early March the board contacted residents that have ruts in front of their mailboxes due to the mail carrier. These ruts are causing the edge of the road to degrade and the board would like for the ruts to be filled to slow this degradation.
- **Our community does not currently have the budget to fix these ruts;** therefore, these are the responsibility of the homeowners to take care of. In our original mailing we reached out to specific residents but are **appealing to the whole neighborhood to please keep an eye on the area in front of your mailbox** and if you notice that it is developing a rut then please fill it in so we can slow the crumbling of the asphalt base. If it's someone else's mailbox on your property please work with your neighbor to ensure it is filled. Finally, the USPS has published these standards for mailbox placement: <https://www.usps.com/manage/mailboxes.htm>. All residents should ensure that the position of their mailbox adheres to these standards in order to minimize damage caused by the mail delivery.

#### 7. Using the Sign for Resident Messages:

- The board was contacted by a resident to utilize the board at the gate for personal messages. The board discussed and decided that this is not a

sustainable use for the board and unfortunately will not be able to do this for the foreseeable future. We do leave this open as something a different board could offer in the future if they would like.

**Adjourn @ 19:59**