

CHADWICK SHORES HOMEOWNERS' ASSOCIATION
Annual Meeting
November 16, 2023

Call to Order @ 18:38

Roll Call

Trisha Smith, President
Marianne Carter, Vice President
Allison Duvall, Secretary
Matt McCrary, Director-at-Large
Rachel Carter, Communications Director
Chris Manning, Premier Management Company Representative

Welcome, Board Member Introductions and Agenda Review

- Meeting was called to order by Current President Trisha Smith.
- Trisha Smith introduced the current board members and reviewed the agenda.
- Marianne Carter and Chris Manning verified that we had a quorum to proceed. There were 71 homeowners represented.
- The HOA board then asked if there were any nominations from the floor. Pete Allen was nominated from the floor and accepted.
- Each nominee introduced themselves and provided a brief bio and explanation of why they desired to run.
- Ballots were handed out and counted by Jeremy Duvall.
- Karin Brothers, Kristen Downing and Marianne Carter were each elected to a 2-year term.
- Brittany Hopkins, Joy Liu & Shelley Berry-Amlotte volunteered to be resident advisors.

Review of 2023 Accomplishments

- Trisha Smith reviewed the 2023 accomplishments that were sent to each homeowner in their annual packet. (See attached to these minutes).

Review of 2023 Community Expenditures and 2024 Budget

- Chris Manning of Premier Management reviewed the general ledger and balance sheet and 2024 budget. No major changes to the 2024 budget other than the security line item that was updated for Flock payment.

Open Floor to General Q&A

- **How much are we looking to put into reserves?**
 - We need to have enough to cover major repairs to the roads or community. While we have made progress building the reserves, we still have a ways to go before we can say we have enough.
- **How often is the landscaping contract put out to bid?**
 - We try not to bid ongoing contracts like landscaping more often than every 3 years. This allows stability for vendors and ensures we are maintaining the same practices for long periods of time.
- **What are we paying electricity for?**
 - The bulk of the electricity usage is from our community street lights but electricity is also used for the gate, the community cameras and community electrical outlets (used for christmas lights, etc).
- **What is the security services line item for?**
 - The security services line item in the budget covers the yearly fee we pay for our Flock security cameras.
- **Please explain more about Flock**
 - Flock security cameras are the license plate cameras at the front gate that record all license plates of vehicles entering or leaving the community.
 - Flock's license plate reading camera captures vehicle data day and night, and automatically alerts law enforcement if a wanted vehicle passes by it.
 - These cameras can also be used to identify vehicles of potential suspects in community crimes. Residents no longer have to rely on the HOA Board to review hours of closed circuit camera footage in order to try to obtain potential details about a vehicle. Residents work directly with Onslow county who pulls any necessary footage directly from the portal it is uploaded to.
 - Read more about Flock [here](#)
- **Who decided on replacing the street signs/ what signs were going to be used?**
 - The board addressed that the urgency to replace the street and stop signs increased through the year of 2023 as signs were rotting and falling over during storms and due to the vandalism that occurred in the summer.
 - As can be reviewed in the minutes, the board spent many months discussing the street signs and their replacements.
 - The decision to replace the wooden signs with metal signs was made to ensure that we were being fiscally responsible with the project. The wooden signs are extremely expensive to replace (around \$10K) and the most recent set of signs only lasted 10 years.

- Metal signs and signposts cost less than \$14K and will last much longer than the wooden ones because they won't rot and are much less likely to be vandalized.
- Some residents expressed that they think the new signs are ugly and they wished that the board had replaced the wooden signs with wooden signs.
- The board has received mixed reviews about the signs since installation with some residents expressing that they love the metal signs while others hate them. The board knew that this was going to be a divided decision and that they were not going to be able to make everyone happy.
- A resident expressed that they purchased their home a few months prior and wished they had known the signs were going to be replaced because the gate and the signs are two of the reasons they purchased in the community.
- **What is the board going to do about children riding around in golf carts?**
 - As with anything that is potentially unlawful the board does not have purview into these sorts of things and advises that residents contact local authorities. With the current state of the covenants, what the board can and cannot do is extremely limited.
- **Gates**
 - Should they be locked open?
 - A community survey was proposed to determine whether the majority of the community still wants to have the gate operable or if they would like them locked open.
 - Do we need the gate since we have Flock?
 - Since Flock captures all license plates of vehicles entering and exiting the community it could be argued that the gates are not as secure as this system. That said, the gates could be looked at as a deterrent during the hours that they are closed.
 - Raise of hands was done to see who wanted the gate locked open vs wanted the gate to open & close as expected.
 - Residents were divided on this topic.
 - Residents expressed that the gate hasn't been working when they have come in and out of the community. A resident that lives near the gate said that he has camera footage that shows that the gate is intermittently not working.
 - The board reiterated that if residents see the gate is not working they need to email the board. The board has not received any reports of the gate being inoperable since it was last repaired 3 months prior. The board members expressed that they rarely are entering/ exiting the community when the gates are supposed to be

closed (10 pm - 4:30 am) so if residents are seeing this the only way the board knows is if they are alerted.

- **Can meetings be broadcast via zoom to increase engagement from owners not in the neighborhood**
 - The board will review this in their January meeting and determine if this is feasible.
- **Why are all board meetings not open to residents?**
 - Chris Manning addressed that the board is following all state laws which require HOA boards to be reasonably available to residents. There is no requirement for all meetings to be open to residents.
 - The board also explained that the reason board meetings were closed was two-fold. First, there has always been very low engagement from residents at board meetings with less than 5 residents showing up for most (non-annual) meetings. The community was paying for the use of the space at the church and with this low engagement it didn't make sense to continue to spend this money if it was unnecessary. The second reason for closing the meetings came from the January 2023 meeting. In this meeting one resident showed up and proceeded to question everything the board was doing for 45 minutes. The resident's questions had been asked and answered via email and the only foreseeable reason the resident decided to show up was to be a nuisance. The board decided after this meeting that they were not going to be bullied by a resident that was just going to waste their time and not allow them to make meaningful progress in the community.
 - The board reiterated that they do allow residents to email the board and request to join the meeting. They are not able to stay for the entire meeting but the board is open to discussing whatever topic the resident wants to receive more information about, especially if the topic cannot be covered via email.
 - During the meeting the board stressed how we are open to residents reaching out but that we request that residents remember that we are their neighbors and to please be nice in their communications. There are members of the community that have taken to social media to talk bad about the board and our community. We reiterate that we are working hard to make the best decisions for our community and we appreciate all forms of feedback as long as they are constructive and solutions oriented.
 - Chris Manning proposed a 30 minute open forum up to 4x's per year before normal board meetings. The board is going to discuss this during their January meeting.
- **How many houses are grandfathered into not being a part of the HOA?**

- Either 27 or 29
- **A resident thanked the board for their service to the community.**

Adjourn @ 20:11

2023 CSHOA Board Accomplishments

Roads:

- ❖ October 2023 – Installed new street and stop signs, with vandalism proof hardware. Used metal signs for reduced maintenance. Prior wooden street signs did not hold up to coastal elements. Costs to maintain over a 10-year period were \$22,500 for wooden sign replacement and repair.
- ❖ Solicited the NC Department of Transportation to dig out a ditch to reduce flooding during heavy rain near the front entrance (Chadwick Acres Rd).
- ❖ Removed mulch, annual plants and shrubs at gate entrance and replaced with sod. Minimal use of mulch eliminates ditch clogging and subsequent flooding along with decreasing future landscaping fees.
- ❖ Repaired road pavement in low water retention spots. Another ongoing maintenance issue is to extend road life especially on Chadwick Shores Drive which sees significant traffic.

Drainage:

- ❖ Completed Drainage repair project in the 400 block to clear clogged drains and promote adequate flow. This is an ongoing maintenance issue given the number of underground springs within the community.
- ❖ Repaired septic tank sinkhole at entrance left by former developer CEPCO. Another gift from this development company and the never-ending lawsuit.

Gates:

- ❖ Gate Maintenance – Ongoing gate repairs continue to be aggravating for everyone. Installed wheels on the gate and reset 1 set of gate posts to make the gate operate in a more stable manner, hopefully cutting down the frequency of repair.
- ❖ Implemented process for gate code change request.
- ❖ Increased cost of gate remotes by \$15. Additional funds are being used to help cover ongoing gate repair costs.

Parks:

- ❖ January community soccer goals were delivered and installed.
- ❖ Supported creation of a Bocce court for Onslow County Special Olympics at community park. Court is available for homeowner use during the season.
- ❖ Shut off the irrigation system at the community dock. There was no reason to water pine straw.
- ❖ Started “Park Fund” to support maintenance and repairs in the common areas and allowing the community to minimize dipping into reserves for these ongoing needs. Requesting donations from groups that want to use these areas on an ongoing basis (inc. food trucks, teams, etc).

Financial:

- ❖ Invested cash held in non-interest-bearing accounts to higher paying CD's spread across SIPC limits.
- ❖ Making a push for residents to sign up for e-statements prior to the mailing of 2024 dues statements. If all residents signed up the community would save \$1,000 per year (at a minimum).

Miscellaneous:

- ❖ Complete a 3-year looking forward Community Strategic Plan by the end of 2024.
- ❖ Due to lack of resident attendance at monthly homeowner meetings reduced rental of meeting space from 11 meetings to 2 annual meetings as required by NC law. Homeowners may email the HOA to attend meetings with advance notice.
- ❖ Instituted a “Resident Questions & Concerns” section of the monthly minutes to allow residents more insight into what communications the board is receiving.
- ❖ Instituted a “Where do your dues go?” section in the minutes emails to educate residents on how their HOA dues are distributed across various line items in the budget.
- ❖ Ongoing development of a process to aggregate all community documents into one permanent record keeping system versus paper documents.
- ❖ Mailed invite letter to new owners of Non-HOA properties to encourage them to join the HOA. Currently no one has accepted. Holding still to a 30 year old lawsuit against the original developer of the neighborhood. The current HOA board does encourage new owners to participate by paying full dues and/or joining the community. The cost of upkeep to our roads and common areas is in the best interest of all persons in Chadwick Shores.