

## Minutes for Chadwick Shores HOA Board Meeting June 11,2024

**Call to Order @ 18:00**

### **Roll Call**

Marianne Carter, President  
Allison Duvall, Secretary  
Karen Brothers, Treasurer  
Matt McCrary, Director-at-Large  
Chris Manning, Premier Management  
Rachel Carter, Communications Director

### **Agenda Items**

- **Hurricane Preparedness Plan**
  - The board is putting together a hurricane preparedness plan to be emailed to residents in the coming weeks.
  - A storm will be considered a hurricane if it is a “Named Storm” and the plan will be followed accordingly.
  - In years past there was a need for a special assessment after Hurricane Florence in order to cover storm clean up in the community. The board wants to make sure residents are aware of this potential and how storm clean up will be handled in the event that this becomes necessary.
  - Details will be compiled by the president and emailed to residents by the communications director.
- **Covenants Updates/ Changes**
  - Given that the community has multiple sets of governing documents due to the original developers issues and the lawsuit that was filed and won against them, the board has a set of residents that have formed a committee to identify changes to the covenants to refresh them and bring them to the current standards of other HOAs.
  - Premier reviewed with the board what would be necessary to revise or completely change the HOA covenants.
  - Requirements for changing the covenants would include:
    - Before the vote a legal review of the new covenants which would cost \$3K - \$5K
    - 80% of the community would have to participate in the vote
  - The board and committee are working to identify whether they should look to get rid of the current set of CCRs (which have been added to multiple times) and start with a clean set.

- Members of the board did note that while updating the CCRs would be great, they do want to make sure that they aren't changed too far from where they are today. They do not want to institute major rules that are not in place today or that could be overwhelming for future boards to try to manage and track.
- Additionally, the board discussed restating the bylaws to ensure that they are as clearly communicated as possible.
- **Reserve Study Review**
  - The board reviewed and discussed edits to the reserve study.
  - Premier is going to reach out to GLocal Solutions to let them know of the edits the board would like made and then request a fresh copy of the document
  - **Next Steps:**
    - Director-at-Large is working on a funding plan based on the current status of reserves & allowed increases to dues. The board will likely present the reserve study at the August Resident Forum.
- **Gate Updates**
  - Given that the board received the reserve study they were able to revisit the cost of the gate repairs and discuss next steps.
  - The board discussed whether a special assessment should take place given the cost of the gate repairs and ongoing maintenance.
  - Premier provided details into how a special assessment takes place (must reach quorum either in person or via proxy and then a 67% majority vote is necessary to approve the assessment).
  - The board discussed the possibility of a directed proxy which would allow residents that could not attend in person the ability to vote for whichever decision they wanted rather than leaving it up to the person that received their proxy.
- **Board Member Resignation:**
  - The Vice President resigned from the board effective 6/1 due to moving outside of the neighborhood. The board will be working to identify a replacement member.
- **Pothole:**
  - Board voted via email to fix pothole in 200 block
  - 5 yays
  - **Next Steps:** Have Mitchell add this to the scope of work for other road repairs to be completed in June

**Adjourned @ 19:23**

**Next Meeting is 7/18/2024**