

Minutes of the Board of Directors of Old Nags Head Cove Association

March 11th 2023

Call to Order: by Dave Masters, Jr. Vice President at 9:33 AM

Attendance: Dave Masters, Jr; Mary K Gay; Steve Pearce; Dave Carroll; Kim Ansell; and Ed Thomas. Absent: Seth Johnson; Anna Sadler; Patty Shufflebarger. Staff present: Brenda Lowe, Mgr.

Minutes of February 25th: *Moved by Dave Carroll Second by Kim Ansell to accept the minutes as submitted.* Motion approved.

Treasurer's Report: Kim had prepared additional analysis in response to discussion at Feb. Board meeting. This analysis included: 1) Review of 2023 budget with increased amounts in some categories; 2) Summary of assessments and revenue carried over for future capital projects, and depreciated value of assets from 2000 to 2021; and 3) A spread sheet of expenditures for repairs, replacements, and new equipment from 1982 through 2019.

Discussion followed that a specific 5 year projection from the data provided along with the sophisticated projection of future capital needs would help the new Board make better decisions than without such information.

At the end of the discussion: *it was moved by Ed Thomas and Seconded by Steve Pearce to increase the funds available for the boat ramp and other expenses anticipated.* Motion approved.

Signage for Recreation Area: Discussion for content wording of new sign for recreation area adjoining clubhouse: Signage title to contain that area is private property of ONHC and its members, guests, and lessees only. Adding pets also have to follow Town ordinance regarding pets on a lease. Clarifying language around use of grills and responsibility. Adding no climbing on riprap bulkheads and no excessive noise. Manager to proceed with acquiring the signs and having it mounted.

Logo and Trademark: Brenda had researched logo usage and found that the logo with a sailing ship and wording Old Nags Head Cove in stylized script seems to first appear in the late 1970s and to everyone's knowledge has never been registered as a trademark. The Anchor logo on the website was created by the web master

along with the website. Further work will be needed on this item in the new Board year after the Annual Meeting in May.

Updates: The projected time frame for both the boat ramp closing, and repair and repaving of the south side street area where the new water lines were installed is projected to start in mid-April to early May with a six week completion expected unless there are weather complications. Signage has been ordered for when the boat ramp is closed.

Covenant Task Force follow-up: Dave Masters reported that after discussion at the February 25th meeting a review of the draft Covenants with attached Bylaws was accomplished and 3 minor adjustments were requested to be made by the attorney. These were: 1) Article 6 Insurance section 3 was supposed to have been deleted and was not in the draft presented. That referred to requirements that homeowners must keep adequate insurance property coverage on their property. This is not association business, and we have no way to accomplish monitoring this. 2) Article VIII Building Restrictions Section 10 was supposed to match carried forward exact language and the word "owner" was omitted. 3) Article IX Architectural Review Section 2 detailed the 1970s language about every item to be reviewed in architectural review. This language needed to be deleted because the minute detail has been replaced in section 4 by architectural review only considering projects that increase lot coverage or expand square footage for existing homes with a value greater than 25% of the appraised value of the property, or new construction on an unimproved lot.

Following discussion: *It was moved by MK Gay with second by Steve Pearce confirming approval of the Draft Restated Covenants with Bylaws attached with these adjustments.* In Favor were Dave Carroll, Steve Pearce, M K Gay, Dave Masters, Ed Thomas. Opposed was Kim Ansell. Motion passed.

Next, Dave reported that he, Steve, Ed, with Dave Carroll added, conducted a Zoom meet with attorney Brain Edlin from the Jordan Price law firm on the 10th. They had discussed how to move forward with the campaign to gain approval for the restated documents at the Annual Meeting Saturday May 27th. The actual vote is scheduled for the meeting. Votes can be cast by written proxy, scanned and emailed proxy sent in electronically, or an email stating a members vote ahead of the meeting for those not attending or those who prefer to vote ahead

of the meeting. Those present at the Annual meeting who have not yet voted will have a form to vote and indicate their preference. One vote per lot owner.

Mr. Edlin is preparing a sample proxy form, the final draft document, and a sample resolution adjourning the meeting if not enough responses are received by the Annual meeting continuing the vote until a possible labor day weekend special meeting. NC permits a proxy to be good for up to 11 months.

Dave Masters suggested that the task force who has been working on the covenant rewrite with the addition of Dave Carroll and Mgr. Brenda Lowe constitute the rollout for approval committee; and that this committee meet immediately after the Board meeting. He suggested that all Board members be ready to help when required as the communication process is defined.

Consensus Agreed.

Additional Item: Request for Adult Swim in the evening this summer. Follow-up discussion with staff to take place to see how possible implementation might be arranged.

Adjournment: Meeting concluded at 11 AM followed by a Rollout for Approval committee meeting after a short break.

Annual Membership Meeting May 27th tentatively set for 11 AM (might be moved earlier)

In the meantime, the ONHCA Bd. can meet at the call of the President if required.