



Old Nags Head Cove

Homeowners Association Board Meeting

April 2, 2022

SECTION I

Meeting called to order at 10:05 am by Seth Johnson. In attendance: Seth Johnson, Dave Carroll, Steve Pierce, Kim Ansell, Mary Gaye, Patti Shufflebarger; By Phone- Ed Thomas, Dave Master Staff: Brenda Lowe, Missy Rotchford.

Absent: Anna Sadler

SECTION II

Reviewed minutes of January 13 meeting. Motion to accept by Steve, seconded by Dave C. Minutes approved.

SECTION III

Treasurer's report

Reviewed. Budget proposed, increasing from \$165,000 to \$180,000 adding cell phone for clubhouse manager with a budget of about \$3,000. Additional increase for office supplies; \$150 for post office; 9% raise for Brenda; add \$5,000 to maintenance and building supplies; \$13,000 for building of bathroom and fence; \$5,000 ground maintenance; total expenses \$120,300. Discussion of archiving files going back to 1977. Request purchase of high capacity scanner. Review of what years required to be maintained to be discussed with CPA. Motion to accept budget by Steve; seconded by Patty. Approved.

SECTION IV

Old Business

Pool bathroom: Choosing to do minor patching and repair work for this season. Dave suggested a full renovation next winter. Rough estimates \$50-60,000. Dave believes we can access capital improvements budget when necessary. Discussed renovations during first summer meeting.

Pool Deck: Complete. Cost of \$3,850. Brenda still has to paint. Gray is suitable. She will buy paint.

Covenants: Ed led discussion of covenant changes, mostly adjusting language to current amenities. Biggest change is adding a \$510 for assessment fee. Following our agreement next

step is to bring to a lawyer to draft a document for discussion at the annual HOA meeting in May. Steve made a motion to approve moving forward for discussion at the HOA meeting in May; Mary seconded. Approved.

Water main: Per Dave M., moving along on schedule, continuing down Sandpiper to tie into the main at the Village. Should make final connections by end of April. City is proposing adding a sidewalk along Old Cove to Cobia Way ending at Pamlico. Hope to get that done within the next 3-4 months and will tie in with the sidewalk on the bypass. Ed suggested we try to get the city to add irrigation on sidewalk side of the street.

Dogs: Discussion of an incident that happened on the road near the clubhouse when a dog chased and injured a cat. While the issue was settled between the two owners, it was suggested that, because of the liability involved, we may want to re-think adding a fence around the clubhouse as cost would be in the neighborhood of \$17-22,000 so it is cost-prohibitive. Recommended that the city erect more signs clearly indicating that dogs are to be on leashes at all times. And suggested we need to add a record of the board's position that we are complying with this regulation as to limit our liability.

SECTION V

New Business

Files: Seth made a request for board members to volunteer to organize for preparation of archiving COA board files. Once discussions are complete we can determine what is a priority to archive. Dave C. and Mary Gaye volunteered to be a part of that committee.

Cell phone: Need to purchase equipment. Seth will get information.

Newsletter: Need to send information regarding covenants; promote Facebook page where updates of covenants can be found; forward information for renters and annual assessments, additional hours for the pool, adding 10am-11am for adult swim, plan to open on Memorial Day and close on Labor Day.

YMCA: Dave C. recommended to the board to bring in YMCA special member coordinator for opportunity to discuss YMCA memberships to HOA members. In light of the fact that we have removed the tennis courts and have no plan to add additional recreation-related amenities for the members, it was suggested that we may be able to arrange for a group discount for our HOA members, including special packages for rental properties to help take some of the pressure off of the pool.

Salaries: Adjusting budget as recommended to give Brenda a 9% raise, plus an additional increase for pool monitors. Dave C. made the motion; seconded by Steve. Approved.

Spring meeting: Agreed to schedule a meeting of the HOA Board following the annual meeting on May 28, 2022. Annual meeting from 11am-1pm with board meeting to immediately follow.

Pet waste trash cans: Brenda will look into getting trash cans to place at the pet waste stations. Board members will volunteer to assure they are rolled to the street for pickup.

Section VI

Committee Reports

See budget and covenant reports above.

SECTION VII

Board Comments

Board appointments: At this time the board is fully complemented as required by our by-laws. Ed recommended appointment of executive board nominees for new officers and to have all required bank documents ready in advance for signature to be completed while at the May 28 annual meeting.

SECTION VIII

Next Meeting

May 28, 2022, 1 pm, immediately following annual HOA meeting.

Meeting adjourned at 12:55 pm.