# Old Nags Head Cove Association

# Meeting Minutes

## October 23, 2018

## 7:00 PM

1. Call to order – *at 7:00 PM by Seth*
2. Roll call-Quorum – *in attendance: Seth Johnson, Angie Lowe, Sheila Bragg, Toni Lee-Andrews, Steve Pearce, Chuck Snead, Dave Masters Jr, Missy Rotchford (Bookkeeper), Brenda Lowe (Manager)*

*Brenda presented a resignation letter from Fran Castellow from the Board. Board members acknowledged her resignation. The Board members now consists of eight which still satisfies the Covenants Article VII, section 1 (B) “minimum of six and maximum of nine”*

1. Approval of minutes from last meeting – *Motion by Steve to approve, seconded by Chuck then “approved” with no comment*
2. Treasurers Report – *Brenda distributed everyone the report, Chuck presented. No comments*

Old Business

1. Channel dredging – *Seth and Dave will be spot checking the depths in the existing main channel leaving the Cove and presenting to the Board at the next meeting.*
2. AC Replacement Meeting Room – *Brenda presented two quotes, R.A. Hoy and Outer Banks Heating and Cooling. After review the scope isn’t equal, one is for a 3ton unit the other is a 4 ton unit. Brenda is attempting to get more quotes and also bring the scope in align for all 4 ton units. It was also noted the electrical work will be needed and possibly an Engineering survey for lot coverage for the condenser unit stand outside. Brenda and Dave to investigate further.*
3. Old Cove Road Bulkhead – *Chuck contacted the Town’s Public Works Director Ralph Barile and they have agreed to make repairs when bulkhead is replaced and continue to maintain the outfall. Chuck sent Ralph’s email to the board on 9/24/18. Brenda is staying in touch with the home owner concerning the timing and selection of contractor. It is the Boards consciences to award a contract to replace our bulkhead at the same time. The Board will need review the scope and cost at a future date.*
4. Landscaping – *Brenda received a cost for the Landscaping hardscape rocks for $1750. They also quoted mobilization and hourly costs for filling in the behind the bulkhead and fill in riprap from the storm damage. A motion was made by Chuck to spend up to $7500 for hardscape rocks, storm repair and fill in behind bulkhead and order “Warning” signs to stay off rocks. Seconded by Seth and “approved” by Board.*
5. New business

a) Fence height – *Brenda notified a home owner building a new fence that they were out of compliance with the 4’ fence height in the Covenants. After numerous emails stating they didn’t know and they haven’t received the HOA documents, Brenda noted she had sent them to the address on file and they also should have been in there closing documents. The homeowners also pointed out other fences in the Cove that are out of compliance too. And that they would build there fence to the towns zoning regulation. The fence was realigned to meet the Towns Zoning requirements and completed. Discussion from the Board concerning the Covenants and Towns difference resulted in the following: All agree that aligning the Town’s fence requirements with the Covenants is the best approach. Brenda to contact our attorney Elizabeth Robbins regarding amending Article I, Section 8 to comply with the Town of Nags Head..*

b) Main bulkhead over wash – *Brenda resolved*

*c) Board voted to increase the Boat Ramp fees from $25 to $35. There has been no increase in over a decade.*

1. Committee Reports
2. Budget meeting – *Meeting 10/23/18 at 6pm in attendance: Chuck, Toni, Seth Brenda and Missy.*
3. Board Comments – *None*
4. Next Meeting – *February 2nd and 9am.*

*Seth adjourned the meeting at 8:30pm*