

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

April 20, 2024

Call to Order: by President Dave Masters, Jr., at 09:11 A.M.

Attendance: Dave Masters, Jr., Dave Thompson, Kim Ansell, Jeremy Russell, Mary K. Gay, Dave Carroll, Edwin Thomas (remote); Missing: Amanda Williams

Minutes of February, 24, 2024 Board of Directors Meeting- Draft minutes e-mailed shortly after Meeting and approved by Unanimous Consent and approved by all Directors in person

Executive Committee:

Review of employee responsibilities and conditions of monitors. Pool repair reviewed.

Planning Committee:

A clean-up day was conducted. Jeremy reported that 15 people showed up to trim bushes and hedges. It all went extremely well.

Needs:

- Fix irrigation and lighting.
- Move flagpole.
- Survey residents with landscaping or lawn service businesses or backgrounds who may be willing to volunteer for future landscaping projects.
- Recruit two or three volunteers to join the Planning Committee. Hoping to add neighborhood landscaping professionals to also join the planning committee.
- Paint power pole as Town quoted \$946 to paint.
- Add list of volunteers to newsletter.

Survey completed of boundary lines of clubhouse. This should not prohibit the board from moving forward with architectural plans. The whole boundary issue is being resolved so plans can be submitted to the town for the proposed playground improvements. These will run about \$500. Mary brought up that there is a lot of interest in the pickleball court. Dave C. recommended that modular court options rather than permanent be considered.

Treasurers Report: Kim presented the balance sheet and statement of revenue and expenses that was in the packet. Increases in the power expense was mentioned. This may have been due to an event that was booked that required more electricity plus

office was open more due to the mailing of HOA packages. Kim mentioned moving the balance of cash to a money market account. It was recommended that the Executive Committee convene another budgetary meeting before the annual meeting. Kim recommended seeking contract for the Capital Reserve Study. Kim will get quotations from a few companies. Dave M. will check with Seth for possible lead and research. Ed strongly urge contracting an architect to conduct a capital reserve study.

Manager's Report:

Keeping Verizon for phone service due to costs of other services.

Any HOA members who owe more than \$500 have been issued a lien. Dave M has a list for personal appeals.

Quote for pool deck is about \$3500 labor.

Mary recommended looking into securing a key card access for the pool deck to supplement or possibly replace pool monitors. With a card access system, the need for an active monitor may not be as essential. Dave M and Brenda will research options.

Some pushback with respect to the price increase of boat slips but overall it appeared the justification for the increase has been accepted and fees will be secured.

Brenda has been in touch with pool monitors to review wages and requirements for certification.

Seven people have been issued liens for being in arrears over 91 days plus over \$500. She has had good success whittling down assessments in arrears.

Brenda taking a week off to take daughter to Arizona to start university.

Brenda will get the newsletter out as well as including any new covenants, bylaws, ramp repairs and volunteers. Dave M recommended adding an appeal for volunteer opportunities. Mary recommended offering a keg service for rentals for an additional fee.

Old Business:

Still owed clean up from Emanuelson and son.

Pool bathroom and pump house renovations pending.

Set up for teleconferencing and a laptop recommended budget of \$1500.

Mary has offered to donate two computer monitors. Board has budgeted for two computers. One is anticipated to be purchased in May.

Jeremy will take responsibility for clubhouse electronic needs.

We will have three new board positions to fill at the next annual meeting.

Dave M brought up the closed-door session of the Town of Nags Head Board of Commissioners which discussed acquiring the property owned by the church. The town has stated that the purchase would be for town purposes only. Few details have been forthcoming however there has been a suggestion that the land is being acquired for the purposes of constructing an EMS Station.

Ed questioned whether or not the covenants limited charging nonprofits annual assessments. Recommended contacting the attorney to verify if this is the case.

Next Board Meeting: Annual members meeting May 25th. Board meeting at 10:30. Members meeting at 11:00. Lunch at 1:00 PM

Planning committee: Thursday April 25

New business: see task list for details

There was a recommendation that we move the cash from the money market which only pays an annual interest rate of 0.1% to some other instrument with a better yield.

MK suggests revisiting the pool hours. Reviewed an old file out of surveys from the 80s which expressed many good suggestions for what could be done to make the pool area more attractive.

Budget meeting: toward the end of the first week of May.

Meeting adjourned at 10:44 AM