

## Old Nags Head Cove Association Membership Meeting held May 25, 2024

**Call to Order** at 11AM by Dave Masters, Jr. President

### **Board of Directors in Attendance:**

Dave Masters, Jr. President. David Thompson, Vice President, Edwin Thomas, Secretary, Kim Ansell, Treasurer, Dave Carroll, Amanda Williams, Mary K Gay. Jeremy Russell was unable to attend.

Dave Masters announced that **the Annual Membership Meeting would be held Saturday July 6<sup>th</sup> in the Clubhouse because timely notice per Covenants and Bylaws did not occur.**

He thanked Anna Sadler, Mary K Gay, and Ed Thomas whose Board service will be ending.

He noted that more younger families are moving in and that ONHCA must keep up with the changing times and generational shift in the community.

A comprehensive Newsletter and announcement for the Rescheduled Annual Meeting as well as nomination forms for (3) open Director slots will be sent in the next 2 weeks.

**Updates** on activities through the past association year (May1 – April 30):

- **Restated Covenants & Bylaws were completed**, submitted to the membership for approval, the required threshold for approval was achieved, and *our Attorney recorded the restated documents 12/28/23 in the Dare Count Records Office*
- **New Website** will be launched soon. Old site dated and not much information. New site has option to make reservations for the clubhouse for events. More features that are available and can be rolled out later.
- **Boat Ramp** repair - 5 requests for proposals sent out with 2 responses. Low bid accepted and there are issues with the repairs made instead of completely reworking and replacing the existing ramp at significantly additional cost. (more in open question/discussion later)
- **2024-25 Budget** was completed at the Executive Committee meeting held May 18<sup>th</sup>. It will be presented at the Rescheduled Annual Members Meeting July 6.
- A new feature in our restated Bylaws is the creation of **3 Standing Committees** to help with Board governance.
  - **Executive Committee** is comprised of the 4 officers – President, Vice-President, Secretary, and Treasurer. This committee prepares initial budget recommendations, reviews personnel policies and processes,

looks at long range plans for maintaining and/or replacing community common properties, and follow-through on issues from Board discussions.

- **Planning Committee** – reviews programming for community common property, gathers input from the community, and recommends activities and member involvement activities.
- **Architectural Review Committee** - major focus is taking actions to maintain the character of ONHC as a single-family community. To this end this committee monitors major and new construction projects. Monitors changes in zoning and interpretations of property controls by the Town of Nags Head to assure compliance with ONHCA covenants.
- Dave shared that *there are currently 9 open volunteer positions on these committees and urged members to consider volunteering for service on the Planning and Architectural Review committees.*

### **Open Member Discussion:**

**Boat Ramp** – grade is difficult for larger trailers and boats. Have to back way down to launch. Noted that boats in the past were smaller and recently much longer/larger boats accessing the ramp. Property owners across from the ramp installed large concrete balls that block trucks backing to launch or retrieve a boat. Dave commented that the balls cannot be in the right of way and have to be moved back from the right of way (Town can enforce – however Board typically sends a request letter to lot owner unless an extreme issue).

**Parking or placing brush/cast offs on the sidewalk** - pedestrians have to walk around them in the road which is dangerous. Suggestion for another reminder in the Newsletter and website that Nags Head bulk collection is over, and no bulk items can be out at this point. Contact Town when bulk items on sidewalk – they will enforce.

**Hurricane Disaster Planning** – suggestion that a Hurricane disaster plan for ONHCA with a communication tree and neighbor support plan be established.

**Pool Usage** – discussion whether the pool could be reserved for ONHC residents and guests only, not renters? Pool max is 55 by regulation. Pool monitors stop admitting non-residents when the population in the pool reaches 45. This has led to a Board discussion of longevity of the current pool amenity and various alternative solutions that are in long-term planning. The association has recently completed a site survey and usage restrictions. CAMA – Coastal Management regulatory agency has strict limits on what can be placed on our community site so planning is proving to be a complicated process. The planning process is ongoing.

Discussion of **winterizing the clubhouse** so it can be utilized year-round. It is currently closed from November until late March. Comment that if the clubhouse is winterized for use year-round, we should also **look at upgrading the kitchen** which has limited utility.

**Recent fire in structure in ONHC** – comment that there is a covenant that repairs must start immediately and be completed in 3 months – this will be monitored with the Town.

**Building Community** – discussion with ideas of how to create a deeper sense of community and mutual support for each other.

**Nomination forms for 3 open Director slots** on the Board – will be included in the next newsletter and announcement of the

Annual Members meeting to be held July 6<sup>th</sup> in the Clubhouse. **Proxy voting** for Director slots will be included for those who cannot attend due to the change in the scheduled date.

**Adjournment** – meeting ended with expressions of thanks to the volunteers serving on the Board and the information shared and noted in discussions. Meeting adjourned at 11:59 AM