

OLD NAGS HEAD COVE ASSOCIATION

August 30, 2025, 9:00 am

Board Meeting

AGENDA

* Call to order – David Thompson

* Roll Call:

Present: David Thompson, Seth Torrence, Vicki Leister, Joanne Torrence, Shannon Zinovis, Tina Menefee, Jeremy Russell, Patrick Pritchard, Lacey Perry

Absent: Amanda Williams

- Treasurer – Vicki Leister
 - Treasurer's Report
 - Board reviewed budget, on track for meeting our projected budget.
 - David Thompson discussed 2 lots that are 10,000 square feet located near front entrance. Requesting Town of Nags Head to allow for variance for properties.
 - Aging Summary
 - Lacey to investigate auto-payment link for residence to easily pay dues from their statement.
 - Outstanding dues – board discussed options to collect. Leins have already been placed on outstanding properties. Board discussed additional options for collection.
 - Vicki and Lacey to set up auto-pay for specific bills to streamline bill paying. All auto pay items will be checked against statement and charges monthly as safeguard.
- Planning Committee – Jeremy Russell
 - Holiday/Social Events
 - Jeremy to put together an event calendar, Lacey will post on the ONHC HOA website and Facebook.
 - Calendar will include upcoming holiday events, clean up days, adult socials as well as some new proposed events.
 - Various events discussed to continue to strengthen our community engagements: Movie night, Craft night, 4 square, chili cook off, game night. Some events contingent on winterizing the clubhouse.
 - Fall Cleanup/Landscaping/Projects
 - The outpouring of community support to help with clean ups and various volunteers for special projects has been amazing. This volunteer help has allowed us to come in under projected budget

allowing for additional projects.

- Lacey to get quotes for irrigation for beds in front of club house and front entrance.
- Looking for input from community on landscape design plans. Joanne to follow up with members after irrigation quotes are evaluated.
- Repaint parking lot lines and handicap access on side lot in Fall.

- Manager's Report

- Pool Occupancy

- Lacey to compile pool occupancy report which will be available in the winter of this year for people interested in quantifying their pool activity.
 - Jeremy to research options for utilizing key cards for pool access to help with check in and quantifying usage moving forward.

- Clubhouse rentals

- Club house rentals are up this year over last. Most common rentals include Birthday parties, Baby Showers, and Weddings.

- Updates/Fall projects

- Vicki recommended we look into options to put pictures on the walls of the club house. Board discussed arial photos of neighborhood as well as original blueprints for canal system.
 - House in disrepair on Roanoke way has been contacted by Town of Nags Head and is making efforts to update property.

* Old Business:

- Pool Update

- Final renovation costs

- \$48,864
 - HOA and individual board members have received many positive comments and feedback on the pool renovations.
 - Anticipate decreased maintenance costs moving forward with new changes.

- Open Hours for September **after** Monday September 1st

- Month of September – Sat and Sun normal operating hours

- Proposal for keeping it running in offseason vs. winterizing

- Board to evaluate cost of keeping pool filled and maintained all winter with maintenance vs draining pool costs. Lacey to get quotes and board to vote via email.

- Pool Pump

- Current saltwater pump may need to be upgraded next year to handle new system.

- Pool lights

- Joanne to get quote with help from current resident for adding supplemental pool lights inside pool.

- Status update since Annual Meeting
 - Concrete balls by boat ramp
 - In an email dated July 16th, owner of property agreed to move concrete balls by end of August, follow up email sent on 8/30 asking for an update on agreed upon movement of concrete balls. Pending response.
 - Remove parking stops around the Pickleball court
 - Upon request from players, the parking stops have been removed surrounding the pickleball court for the safety of players.
 - Webcam/sunset live stream
 - Webcam is up and running. Many residents have expressed how much they like the feed and appreciate the board adding this feature to our website.
 - Request came for a wind meter/widget to be added to the feed – Jeremy to investigate.
 - Waterway signs
 - Board approved Adding waterway marking signs for both directions of main channel per the recommendation of the Auxiliary Coast Guard.
 - Seth Torrence to get measurements of current signs
 - Lacey to order
 - Wooden benches around playground
 - 2 benches to be added around playground
 - David Thompson suggested dedicating one to Anna Sadler for her years of dedicated service to the association and our community.
 - Lacey to connect with contractor to build.
 - Gazebo
 - Discussion a Gazebo on property for shaded seating – future project

* New Business

- Newsletter Topics
 - Recommendation from Board given to Lacey for newsletter
- Vendor/Trade Recommendations list for the website
 - Seth Torrence proposed a vendor or trade list of plumbers, HVAC handy man... be gathered from community recommendations and posted on website and facebook page for residence to reference.
 - Will add to the newsletter for suggestions
- ONHC Logo
 - Narrowed to 3 logos, Lacey to email board for final vote on Logo via email
 - Hats and stickers with logo to come.
- Winterizing the building/plumbing updates

- Lacey met with contractor to discuss what is needed and got quotes
- Board assessed a need to winterize the clubhouse so events can continue during winter months and rental of club house is still available.
(Currently we shut off the water and close the club house for winter.)

MOTION: Motion made by David Thompson to authorize \$1200 to winterize clubhouse building. Patrick second, all in favor.

* Adjournment

MOTION: Motion made to Adjourn by Shannon and Tina Second Motion, all in favor.