

# **Board Meeting Agenda for April 4, 2006**

## **Call to Order**

Note attendees and acknowledgment of any guests present

Reading of the March 7, 2006, Board Minutes

Reading of the Treasurer's Report

## **New Business:**

Lori Massey — exercise class equipment storage

Several people that have called concerning Bladen County real property tax revaluation

Several people who have called concerning letters received from Steve Jones

## **Old Business:**

Report from road paving sub-committee

Status check:

Canada Goose egg addling project

Stop Sign on Bay Tree Drive

Boat Lift

Finalize agenda for POA Annual Meeting

## **Property Manager's Report:**

## **Clerk's Report:**

**Establish next meeting:** May 2, 2006

## **Adjournment**

## **Minutes of April 4, 2006 POA Board Meeting**

Present: Ed Stone, Joe Flutka, Bob Brediger, Roger Wright, Tish Herrmann, Roy Dew, and George Starke.

Guests: Charles and Neta Massey, Byron and Lori Massey, Bob Latham, Collette Cashwell, Leon and Anita Kelly, Charles Atkinson, Jim Crayton

March meeting minutes  
approved as read. March  
Treasurer's report approved  
as read.

### **Old Business:**

#### **Road Repaving Committee:**

Joe Flutka reported on meetings with Lake Creek Corp. (see attached).  
Roger Wright made a motion to present all known facts at annual meeting  
(concerns, solutions, legal issues, costs involved, etc.). Motion seconded  
and unanimously approved.

#### **Canada Goose egg addling:**

Ed Stone reported addling three nests with a total of 17 eggs.

#### **Stop sign at intersection of Bay Tree and Bull Bay Drive:**

Suggestion made to install Yield rather than Stop sign. Board will  
investigate.

#### **Boat Lift:**

Discussed efforts to determine safety limits. Charles Atkinson  
volunteered to contact an individual he knew who could possibly  
certify the load limits. Charles will coordinate with Roy Dew.

#### **Clubhouse Rental:**

Bob Latham questioned the recent rental of the Clubhouse for a "for profit"  
group banquet. Ed Stone explained the Board was in the process of redoing the  
Clubhouse Rental Policy, but had been delayed.

### **New Business:**

#### **Exercise class equipment storage:**

Lori Massey discussed need to have some type storage facility for the equipment  
used by the Exercise group. A vertical storage shed was requested, to be kept in the  
chair room. George made a motion to purchase the shed. The motion was  
seconded and unanimously approved.

#### **Grass Carp:**

Roy having trouble contacting company supplying Carp.

**POA Board attendance:**

Joe Flutka made a motion that anyone missing three board meetings in a 12-month period would be subject to dismissal from the Board. The motion was seconded and unanimously approved.

**POA Web Site:**

Several guests indicated they would like to see more information on the site. One idea was to have the monthly Treasurer's report available. The Board will investigate suggestions.

**Property Manager Report: (see attached for full report):**

Office furniture provided by Joe Flutka was installed in POA office.

**Clerk's Report (see attached for full report):**

Provided status of newly purchased lots and proxies received.

Meeting adjourned 8:45 p.m.

Next meeting: May 2, 2006 7:00p.m.

Respectfully Submitted,

George Starke

**Secretary POA Board of Directors**

# **Road Repaving Report**

## **April 4, 2006**

A committee of the POA Board has been negotiating with Lake Creek Corporation concerning the repaving of the roads. The first meeting was held February 16<sup>th</sup>. The outcome of which was that Brooks Barwick would contact the paving contractor and have them update the estimate, which they had provided several years earlier. Horsepen Rd. is not included in the scope of this work. The developer agrees that it is his responsibility and he stated that work is due to start on that project within the next few months.

Both parties reviewed the estimate on March 23<sup>rd</sup> and agreed that the cost of the repaving would be about \$500,000. The committee presented the POA's two issues: ownership of the roads and the percentage of participation that would be expected from the POA for covering the cost of the resurfacing.

Mr. Jones' position is that, as the developer, he was responsible for initially installing roads but now it is the responsibility of the Property Owners Association to repair and repave the roads as needed. He stated that the POA was created for the purpose of maintaining the "common property" and considers the roads to be "common property".

The committee's position is that the developer owns the roads and therefore has a responsibility for the upkeep of the roads. The committee does not consider the roads to be "common property".

The result of the March 23<sup>rd</sup> meeting is that the committee proposed a 50/50 split of the cost (subject to approval by the POA board) and that Lake Creek would turn the roads over to the POA. The committee agreed that the POA would be responsible for all future repairs and upkeep of the roads once the title for the roads passed from the developer to the POA. Mr. Jones stated that he had to discuss this with the other stockholder (his son Steven).

The committee again met with Lake Creek Corporation on March 30<sup>th</sup>. Once again there was much discussion on whether the roads were or were not to be considered "common property". Both parties agreed to move past the responsibility question and center on the real issues. Mr. Jones agreed to meet with Steven and discuss their issues.

April 3rd a member of the committee met with Mr. Jones. Once again he restated his position on "common property". The committee member asked him to present a counter offer that he could take back to the board at which time Mr. Jones stated that he was not going to contribute anything to the cost of the roads. On the subject of ownership, he was non-committal. He stated that he had no objection to turning over the roads since he felt that he had no reason to keep them. At other times he would state that Steven was against turning over the roads.

It is the belief of the committee that Mr. Jones' ultimate goal would be for the POA to pay for the roads with little or no contribution from Lake Creek Corp. It is also the belief that Mr. Jones has no intention of turning over ownership of the roads.

### **Property Managers report for March 2006**

- Joe, George, and myself re-arranged the office furniture that Joe provided
- Purchased new chair, trash can, and mat for the office
- Willie cleaned clubhouse yard and tennis court
- Lake Creek replaced three trees at the tennis courts.

## Clerk's Report

April 4, 2006  
From the Clerk

### Lots reported sold March 2006

<b>Purchaser</b>	<b>Home</b>	<b>Lot</b>	<b>Seller</b>
Carl & Ann Allen	Tar Heel, NC	204	Glen Boyd
Arnold Jones	Harrells, NC	70	Carolyn Mills

### Proxies

75 proxies have been received as of April 4, 2006.

### **Dues**

Dues are in excellent shape!  
Jim Hill has one account.  
One first late letter is going out.