

Crosswinds HOA Annual Meeting Minutes, October 12, 2019

Meeting convened at 9:00 am at Myrtle Grove EPC Church.

Called to Order by Wade Harris, President

Board members also present: Wade, Judy, Phil, Nathan, George, Heath

Also: Dale Ward, CEPCO manager, and Laura Triage, secretary

Lynne Harris made a plea for homeowners to be aware and careful of ducks at ponds.

Wade welcomed the members and introduced Dave Powell for Community Watch update: Not much activity to report on; advised people to keep garage doors closed and cars parked outside locked; and reminded that sheriff patrols can be requested if you'll be out of town during the holidays. George added comments on the leash law. Quorum was established. Wade presented the last annual meeting minutes for consideration – its reading was waived by unanimous consent.

Architectural Committee by Judy: Impervious surface is even more important as we get flooded. Her committee monitors this. The question of pine straw in drop inlets came up. Resident noted that she sees lots of it and she removes it when she walks her dog. Wade reviewed the list of what requires architectural approval and why. Solar panels came up again for discussion.

Drainage Report by Phil: Storm events this year added to our ditch maintenance and tree/debris clearing expenses. Some of these expenses were shared with Wedgefield HOA. Many more dead trees occurred this year. The next big expense item coming up is our pond refurbishment scheduled to begin October 21st, in preparation of pond storm water re-permitting by November 2020 that will likely be submitted early 2020 since application is due in May 2020. Ponds will be drained for about a week with large pumps likely running 24 hours a day to drain the ponds down. The dredging will reestablish our proper depths. Also, there are 7 metal pipes still needing to be replaced.

Wade noted that during their ditch walk earlier this week, someone had taken riprap and redirected water flow for their advantage. He advised residents to avoid doing this, and that it is not permitted. The County could require a fine or some other measure to fix these. The north ditch has many areas that need to be cleaned out from the storm. The HOA has cleared it section at the front. The County will be inspecting it soon and sending notices to property owners if clearing is needed on their ditch section. Dawn Dorn said the County told her the ditch behind her house was not engineered properly. She still gets a "spaghetti mess" at the end next to her house. The pipe under Mako Dr next to her house belongs to the NCDOT. It would have rip open the street to fix the pipe, and it is short on funding for doing that work. The County is moving forward to a stormwater district being established, but it is unclear what ditches would be included. Wade stated that the ditch on each lot is the owner's responsibility.

Landscaping Committee by Judy: New plantings were put in at front entrance with new lighting. Steve Mechlin took care of the plantings. The walls were power washed. Nathan helped with front entrance plantings.

Manager's Report and Financials by Dale Ward: Reviewed the 2020 Budget. Balance sheet and income statement reviewed. May 31st is our cutoff date for establishing our next budget. Our HOA is doing well financially. Income statement – we incurred more bad debt than last year. The Budget is approved by the Board as required by State Law. It is automatically ratified due to insufficient votes present to challenge it. Dues will remain the same as 2019. Quarterly services for pond maintenance were reduced and saved a lot of money for the HOA. Question about drafting the payment; Dale advised resident to call accounting at CEPCO to set that up.

HOA Board Elections, by Dale: Ballots were distributed. Proxy ballots were given out also. Three positions are up for reelection. Dale opened up the floor for nominations in addition to three current Board members up for reelection. None were given, so motion was made to election by acclamation, 2nd motion given, motion passed unanimously. The Board will meet directly after adjournment.

Old Business Wade: Our curbs are still getting too much pine straw accumulations. Notices will be going out. Golf carts still a problem, especially with teenagers driving. You must be 16 years old to operate one. The website is being repaired and is more functional now. CrosswindsHOA.com is the site address. There is still Dorian debris sitting along the street in some areas. It needs to be bundled or bagged for yard waste pickup. Seabuoy Circle house remains unfinished so management is following all the steps it can to remedy it.

New Board to meet immediately following this meeting.

The Annual Meeting adjourned at 10:10 AM.

Respectfully submitted by Laura Triage