

Crosswinds HOA Annual Meeting Minutes, October 9, 2021

Meeting convened at 9:00 a.m. at Myrtle Grove EPC Church.

Called to Order by Wade Harris, President

Board members also attending: Judy Shreve, Phil Triece, Jim Desnoyers, and Rita Williams

Also present were Dale Ward of CEPCO and Laura Triece, secretary.

Wade advised members about speed hump petitions of NCDOT that are needing to be signed in order to start construction. Wade responded to Connie's question if we knew where the humps would be placed, advising they are designed not to affect drainage, which was her concern. Another inquiry was about non-attending owners opportunity to sign. They would be contacted later. The humps, as opposed to a bump, are wide and shallow not short and bumpy.

Dave Powell – Community Watch – reported that it has been a good year in the neighborhood regarding property damage, lost credit cards/wallets, medical calls, traffic incidents. Focused patrols are still happening. Drug dealing at the ponds in July was probably the biggest event. The Sheriff's website has Sheriff to Citizens - click on events and then enter your street address. It will show all the incidents that have happened within a certain circumference from your house. Reminder to keep garage closed and car doors locked.

Quorum was established with 52, both attending and by proxy.

A vote to waive the reading of minutes from last year's meeting was unanimous.

Architectural Committee by Judy: 5 pools, 3 sheds, 3 fences were submitted and approved.

Drainage Report by Phil: Ponds and drainage in good shape. Two pipe replacements were recently completed. After three more pipe replacements by the end of this year at cost of \$34,000+/-, and another to follow, only one will remain, and it will involve the County. The Joint Drainage Committee with Wedgefield will soon undertake removal of sand from the 36" Downrigger pipe at a cost to exceed \$25,000. So, we will soon get a better handle on future drainage project expenses after these are completed. One member asked about Windjammer Dr flooding - if it was being fixed? Phil and Wade explained that the fix was for NCDOT to enlarge the downstream pipe under S. College Road, which would lower the outflow level from the Wedgefield pond. Robert Daughtry asked about maintenance of the ditch behind his house. Wade noted the County is possibly taking over drainage ditches and we hope they will include our ditches and look at the ditches at least once per year. Sediment traps are being evaluated for placement at the entrance to the 36" pipe to keep sand out, and removal of sand from the 36" pipe will help their ditch. Deb asked about the Wedgefield retention pond, so Phil explained again how Crosswinds' low elevation is problematic for outflow into NCDOT ditches. (During Phil's report, in response to owners not being able to hear, Phil spoke louder but unsuccessfully; so, he lowered his mask for clarity. A front-row attendee complained that he had to wear his mask. To resolve the complaint, he spoke with his mask in front of his face so he could still be heard. The adjacent front row attendee, and neighbor to the first, complained

that the mask must be fully worn by Phil. He offered the concerned attendees seats that were further back (up to 30'+ from the speaker stand), but they refused and left.)

Landscaping Committee by Rita: Steve Mechling and Darwin Morales are our two landscapers. No special projects started since pandemic. Some tree trimming around entrance street lamps. Raymond Garris on Out Island Dr noted a light is out on his street. Rita referred him to Wade. Member asked about owners who live fronting on ponds. Phil replied that the legal edge of the pond by plat is the common area, not the water's edge. He has fence about ten feet off water's edge and there's a lot of vegetation growing between his fence and the water. Phil advised that the vegetation should stay since it is in the common area and filters sediment.

Manager's Report and Financials by Dale Ward: Advised that the 2022 Budget was ratified by law. Dues were lowered by \$25. Balance sheet and income statement were reviewed. Connie Knox asked about the different items listed for Drainage on the budget. Phil explained the three different drainage items. Vicky Daughtry noted their maintenance of the ditch behind their house. She thinks the \$25 drop in dues should instead go towards helping them. Wade said the joint drainage committee with Wedgefield is fully funded and has authority over the South ditch by Court decree. Robert said pine needles are a big problem - they're cleaning at least once per month and sediment is probably 6-8 inches deep in the Downrigger pipe. Phil reiterated that the ditch behind their house on their lot is their responsibility, but the HOA is looking at sediment traps for the pipe. Deb asked about \$4,000 bad debt. Wade explained that some members don't pay their dues. Dale explained the process that CEPCO goes through to get monies owed, but it adds up. Robert asked about the status of the Seabuoy unfinished house. Dale responded that it's in the hands of the HOA attorney and will likely be coming to a conclusion soon. Wade hopes we'll recoup some of the HOA money spent on legal fees.

HOA Board Elections, by Dale: Ballots were distributed. Proxy ballots were given out also. Two positions were up for election. Dale opened up the floor for nominations in addition to the current Board members up for reelection, Phil Triece and George Martin. No other nominations were given, so motion was made for election by acclamation, the motion was seconded, and passed unanimously, electing Phil and George.

Old Business Wade: Member asked about replacing street signs and whether they could be replaced since they are getting aged and difficult to read. The Community Yard Sale is next weekend. If you have a storm drain on your street frontage, Wade asked members to keep them free from debris that causes roads to flood. Golf cart usage is up, and they must be "street legal" and a licensed driver. Non-legal teen drivers could be caught by deputy sheriffs. New Board to have organizational meeting immediately following this meeting.

The Annual Meeting adjourned at 10:20 AM.

Respectfully submitted by Laura Triece

Organizational meeting: Phil made motion that officers stay the same. Approved unanimously.