

## 1/10/23 Crosswinds HOA Meeting Minutes

The meeting convened at 7:00 p.m. at George's house. Attending were Board Members: George Martin, Wade Harris, Rita Williams, Nathan Bales, Phil Triece, and Jim Desnoyers; and also Dale Ward of CEPCO. James Gibson was unable to attend. Dale announced that this would be his last meeting since he is retiring from CEPCO on January 31<sup>st</sup>.

**Management:** Dale: Financials – discussed Balance Sheet as of 12/31/22, Income Statement, Accounts Receivables, 2022 & 2023 Budgets, and noted our ample reserves. Phil noted that he had previously brought up putting some of our funds with Live Oak Bank to get 3.5% return versus less than 1/2 % at NSB, since both are FDIC insured. Dale noted that other HOA's keep funds there and that Phil could contact Cindy Norris in accounting with CEPCO to set up the account. After discussion, a motion was made and passed unanimously authorizing Phil to facilitate the transfer of up to \$150,000 to Live Oak Bank for Crosswinds HOA. That would leave \$53,878 with NSB, where our checking and current accounts are. Wade set up for hosts for our March, May, July, and September meetings (Jim, Rita, James, and Nathan).

**Communications:** Wade noted his meeting with Nathan and Steve (our landscaper) to inspect the pumphouse at the entrance and address issues with the amperage, heat lamp, pump and irrigation cycling. A final solution is not yet settled upon. He also noted that J. Kraty inquired about the HOA setting up dog poop stations within our HOA. After discussion, no support for proceeding with that proposal. Richard Bissett at 5048 Crosswinds Dr requested permission for a POD for 4-5 weeks, and a construction dumpster (twice) during reconstruction in his home due to water damage. The Board unanimously approved the request.

**Drainage:** Phil noted the Wedgefield/Crosswinds ditch was cleared just before Christmas per the Joint Drainage Committee; that the pond reports were good; that he and Wade met with the Cottons at 5916 Windjammer Dr and all agreed on the proposed fencing and gate on the drainage easement. He and Wade commented on on-going negotiations with Masonboro Village about maintenance of our common ditch. George brought up the need going forward to have an anticipated budget for estimated expenses for drainage since our pipe replacements are now completed. Phil noted that even a rough estimate would be difficult until we know the amount of ditches the HOA would be maintaining, which is dependent upon how much of the northern ditch the County will be clearing and maintaining. The HOA may also maintain more ditches than it has done in the past. Phil and Wade to try to get more clarity from the County.

**Landscaping:** Wade noted that Steve's contract at \$850 per month was unanimously approved, but was not reflected in the 2023 budget. Rita stated that Steve does not have annuals at the rear entrance due to the lack of irrigation.

**Architectural:** Wade noted modification of the 5909 Tropic Ct fencing request to work with the Cottons at 5916 Windjammer Dr on a common fence and gate.

**Old Business:** George to discuss with his neighbor our decision to not move the pond signs.

Next meeting will be March 14<sup>th</sup> at 7:00 p.m. at Jim Desnoyers' house.

Meeting adjourned at 8:25 p.m.

Respectfully submitted by Phil Triece