

### **3/14/23 Crosswinds HOA Meeting Minutes**

The meeting convened at 7:00 p.m. at Rita's house. Attending were Board Members: George Martin, Wade Harris, James Gibson, Rita Williams, Nathan Bales, Phil Triage, and Jim Desnoyers; and Lotti Teachey of CEPCO, and secretary, Laura Triage.

**Mgmt:** This was Lotti's first meeting with us. She likes our Live Oak accounts that earn us more interest, and that we don't have much outstanding in collections. Financials – discussed Balance Sheet as of 2/28/23, Income Statement, Accounts Receivables, 2023 Budget and variances. The Board unanimously denied a late fee waiver request after discussion.

**Communications:** Note of thanks from Judy for flowers sent for Jim's death.

**Drainage:** Phil noted the Seabuoy Ct. property owner removed his barbed wire fence after his attorney advised him that the HOA was in the right regarding his drainage easements. The drainage easement between his house and his next-door neighbor needs to be cleared 8' wide for access to the pond structure and debris removal. Phil and Wade plan to talk to the new residents to come to a solution acceptable to owners and HOA. The ditch clearing off of Mako that we split with Masonboro Commons is almost finished, with riprap going in soon. Jim asked if the pipe under the road is clear. Phil said it was at his last inspection a few years ago. Wade noted that it's NCDOT's responsibility. Wade & Phil walked our northern ditch from College Rd easterly to the three ditches draining to Mohican Trail with Tim Lowe PE of the County. We contend that the County should maintain the Sect. 1 ditch (from 4929 Crosswinds Dr westerly) since is not in our Stormwater Plan. The County will shoot elevations and determine if they'll take it over. Wade gave history of shared ditch with Mohican Trail. Phil was supposed to meet with resident and pipe replacement contractor this morning, but the contractor cancelled the meeting. Wade talked to Charles about how to handle easements to get to pond structures. Phil noted that existing easements should be sufficient. Pond inspection was clean.

**Landscaping:** Rita has gotten a new contract with our landscaper Steve Mechlin for 2023.

**Architectural:** Wade noted new guidelines being written to give to residents to streamline the application process. Lottie said covenants don't go out in New Resident packets, but are available on Cepco's website. Wade asked the Board to look over the document and see if any changes are needed. Wade plans to make it available on the HOA website for all residents.

**Old Business:** Phil brought up paying Laura \$360 for secretary duties performed in 2022. George and others open to it. Lotti will investigate the legality of it and report back on options.

**New Business:** Someone ripped off one of our signs on the southern pond. George said people run the stop sign at his corner all the time. He will put cameras on his house to catch them. Wade is going to order another sign. Trash contracts go out in June. Lotti will check out our options with other trash companies besides GFL that other HOAs are using.

**Closing comment:** Wade stated that when the Board votes, the vote carries, and Board members should exhibit good behavior even if the vote doesn't go their way.

Next meeting will be May 9th at 7:00 p.m. at Phil's house.

Meeting adjourned at 8:10 p.m.

Respectfully submitted by Laura Triage