

5/10/22 Crosswinds HOA Meeting Minutes

The meeting convened at 7:00 p.m. via Zoom. Attending were Board Members: George Martin, Judy Shreve, Wade Harris, Rita Williams, Phil Triage, and Jim Desnoyers; and Dale Ward (CEPCO) & Laura Triage, secretary.

Management: Dale: Financials – discussed Balance Sheet as of 4/30/22, Income Statement, Accounts Receivables and 2022 Budget. Phil noted still some outstanding Joint Drainage projects to fund. Dale noted we would collect in the range of \$43,000 owed to us once the Seabuoy Ct lot is closed (it is currently under contract but will be subject to upset bids). Brief discussion from George and Judy with Dale about violation response forms.

Communications: None

Drainage: Phil noted Joint Drainage projects: cleanout of 36” Downrigger Dr pipe is almost done, 4718 Crosswinds Dr ditch rehab is completed, getting estimate for redo of ditch from 5028 Out Island Dr (east end of 36” pipe) to the pond. Drought is cause of south pond stagnation, which will flush out with a heavy rain. Wade commented on ditch east of Mako Dr, and will connect with Masonboro Village about sharing cost of ditch clearing. Wade will also contact Bill about possible options for clearing pond banks while water levels are low.

Landscaping: Rita advised that our landscaper Steve’s helper quit, but she will get back to him about execution of a contract.

Architectural: Judy stated that Cheryl Wagoner requested approval for a pool and also inquired about a metal roof, if allowed. Phil responded that the Board would need to see that roof request. There were comments that the color would matter and whether it is allowed by our bylaws. Judy to bring it to the Board for consideration. Phil noted the Abeles rear yard and 4901 Crosswinds Dr corner fencing are in place and look fine.

Old Business: Wade noted NCDOT has contracted for our streets to be paved between March, 2022, and September, 2023 – hopefully, this summer. Also, the Seabuoy Ct lot is under contract for the \$145,000 list price with due diligence underway, and is subject to upset bids. Judy brought up the speed humps to be installed after the Crosswinds Dr is repaved. Wade is handling that.

New Business: Dale asked about the boat violation on Offshore Ct. Wade wants to consider their coming Architectural Approval request for fencing that would affect that issue.

Next meeting will be July 12th at 7:00 p.m. at George’s house. Prepare to discuss 2023 budget.

Meeting adjourned at 8:00 p.m.

Respectfully submitted by Laura Triage