

Crosswinds HOA Annual Meeting Minutes

October 14, 2023

The meeting convened at 9:13 a.m. at Myrtle Grove EPC Church.

Called to Order by Wade Harris, HOA President.

Board members also attending were James Gibson, Phil Triece, Nathan Bales, George Martin, Jim Desnoyers, and Rita Williams. Also present were Lottie Teachey of CEPCO and Laura Triece, secretary.

Welcome from the President – Wade Harris

Roll Call: While Lotti compiled attendees and proxies, Dave Powell, who heads up Community Safety, spoke on the issue.

Proof of Notice of Meeting – Lotti introduced herself, and advised that she could be contacted by e-mail: Lteachey@cepco-nc.com

Minutes from 2022 Annual Meeting – Unanimous vote to not read the minutes.

Manager's Report and Financials – Lottie noted that the HOA is in great shape thanks to the Board. She noted an overage of \$807 for a traffic study.

Landscaping Committee – Rita updated on landscaping and maintenance in 2023, and restoration and beautification in 2024.

Architectural Committee – James introduced himself, noting he took over Judy Shreve's position. Assured all that he's easy to deal with on applications.

Drainage Committee Report by Phil. See attached. And questions were answered.

Election of New Board Members:

Submitted Nominations: Scott Sawyer, Jennifer Eason, Wade Harris and Nathan Bales

Nominations from the Floor: James Gibson, Jim Desnoyers and Rita Williams

Property owners could vote for up to five board members, one ballot per lot.

Executive announcements: Dumpsters/pods must be approved by the Board and are recommended for very short-term usage. The speed humps study showed it to be very expensive. The Safe Streets Study that tracked speeds showed that we probably don't have enough need for the deterrents. Jim gave the stats from both placements - average speed was 29 mph in the front and 23 mph in the back. Board is discussing solar digital signs that give the same info as the radar trailer for a fraction of the cost of speed humps. Chip Williams voiced us considering adding more stop signs. Candace wants new street signs that are readable - ours need more paint. Wade said it is in the County budget for this coming year. Two alligators are

in the pond, but the State won't move them until they become a nuisance. Please pick up pine straw from your curbing. Street legal golf carts are the only ones allowed, and drivers should be licensed 16 years old to operate. Regarding our trash contract, GFL and one other company are buying up all the others. The ones left won't write a price contract. Wade inquired for audience feedback on having the HOA buy the contract and have homeowners pay the HOA annually in their dues. Most were interested in getting more information on the idea.

Covenant Amendment - There have been door-to-door solicitations offering to buy houses to convert to rentals. Houses bought in Crosswinds would not be able to be rented out until after 2 years if amendment passes. Hedge funds coming into NC cities doing this. A homeowner was concerned this would impact him buying in Crosswinds for a rental. Mixed responses from audience - some saying it would actually depress values by reducing buyers and others that it would keep values up due pride of ownership (versus rentals).

Quorum declared by Lottie – 88 members in person or by proxy. Lottie's tally of the voting showed that the five members elected to the Board were Wade, Nathan, James, Jennifer and Rita.

The Annual Meeting adjourned at 11:01 A.M.

Respectfully submitted by Laura Triage

Board of Directors Organizational Meeting immediately followed the annual meeting.

Phil made the motion, seconded by George, that the officers remain Wade as President, Nathan as Vice-president, and Rita as secretary. The motion passed unanimously, and the meeting adjourned.

Respectfully submitted by Laura Triage

October 14, 2023 Drainage Report for Crosswinds HOA Annual Meeting

Our ponds and drainage are in fairly good shape. The most significant drainage project in 2023 was the clearing of the ditch on the east side of Mako Dr, which was a joint effort with Masonboro Commons HOA. This was a major achievement due to the leadership of that HOA, especially its president, who was able to get approval for funding of their share of this ditch clearing as well as another drainage project that feeds into our southern pond.

Only two metal drainage pipe replacements remain, which will be replaced in the near future. They are the two 15" pipes that carry stormwater drainage from Crosswinds Drive into our northern and southern ponds. The initial estimate for that project is about \$10,000 that will be a cost for next year.

Our recurring costs with the southern ditch include ditch clearings the entire length of the ditch as well as spot clearings at pipe entrances where debris obstructions accumulate. Governance of this ditch is by the Joint Drainage Committee, which is funded 65% by Crosswinds HOA and 35% by Wedgefield HOA, as decreed by a Court settlement. Our three members of the committee continue to have a good working relationship with the two members of Wedgefield. Regrettably, one of their members, the president of Wedgefield, will soon be moving and will be replaced in the next few months. As is our normal procedure, we cleared the ditches in preparation for hurricane season, and fortunately, tropical storm Ophelia did not incur significant storm damage that would have necessitated a more costly cleanup. Only one metal pipe remains along our southern ditch, and that replacement will be paid for by the property owner and will be replaced soon.

Lastly, we anticipated that our northern ditch from College Rd easterly toward our pond was to be cleared by the County. After input from DEHNR, the County advised us that since the ditch was part of our stormwater plan, they would not do the project. After our challenge to that position and meeting with their engineers, the County agreed to survey the elevations and drainage flow to determine how we would proceed. We are still awaiting the survey results and County's response as to how they will proceed concerning responsibility for maintenance of that ditch.

Phil Triage