

Minutes of Homeowners Meeting 11/24/07

Dave Ellison, president of the Carolina Dunes Association (CDA), opened the meeting at 2 p.m. in the community room on the second floor of the Duck Fire Station. Dave welcomed the attendees and passed around copies of the agenda and the CDA financial balance sheet. He then introduced the treasurer, June Forlano, to the group. The following subjects were discussed:

Dave went over the items in the balance sheet commenting on why expenses were greater than revenue for 2007. He mentioned that the reason would become apparent when the discussions got around to the projects that the CDA had completed in 2007. He pointed out that the CDA currently has a little over \$17,000 in a checking account and a certificate of deposit at Centura Bank. Dave passed around a complete financial package to the group showing details of dues collected and monies expended.

Dave then discussed Duck town happenings to include the newly formed Annual Jazz Festival, free activities at the new Duck Park, and the initiative by the Duck Fire Department to put standardized, reflective house numbers on each house. He told the group that the number signs had already been installed on every house on Duck Road. He further mentioned that the Fire Department would sell a homeowner a sign with their address numbers on it and provide the hardware if the homeowner had an existing place to put the sign or that the Fire Department would install a post and the address numbers for a small additional fee. Dave encouraged the homeowners to put up the signs as they help the fire and police departments to find a particular address.

Dave then went into projects that had been undertaken and completed by the CDA in 2007.

The northernmost stairs were shored up after a nor'easter had undercut the pilings.

The walkway two stairs were completely replaced and railings were lengthened from the stairs onto the walkway for safety reasons.

Walkway three, the southernmost walkway, and the attached stairs,

were replaced in their entirety. Dave apologized to the group for the length of time it took to replace walkway number three and explained what caused the delay. Basically, the town of Duck had reinterpreted the Americans with Disabilities Act (ADA) and determined that walkway number three had to be ADA compliant. For several months, the project was held up as CDA and the town of Duck searched for a way to solve the problem. The walkway could not be made ADA compliant because lack of space for the walkway prevented a solution that could lessen the slope of the walkway to meet ADA requirements. Finally, the town of Duck reinterpreted their reinterpretation and decided that our ADA compliant walkway two was sufficient to fulfill ADA requirements.

The sound access was badly eroded and hard to safely traverse. Several loads of sand and soil were added to the area and a small berm was constructed to divert rain water away from the area. Grass seed was then added. The labor was performed by Ron and Rosemary Blunck, Chris Blunck, and Dave Ellison. Additionally, the sound bench and the sign for the sound access point were reinstalled by a CDA contractor.

A water irrigation system was installed on the south Carolina Dunes sign.

A contract was let to provide twice monthly landscaping services for the areas around the Carolina Dunes north and south signs as well as the beach walkway areas and sound access.

The lighting for the south Carolina Dunes sign had to be replaced to meet new town of Duck requirements that sign lighting show down on the sign rather than shining on the sign from below.

Concerns was the next topic discussed in the meeting. The following were discussed:

Parking on the street -- The streets of Carolina Dunes are all state maintained and are all no parking areas. The town of Duck will not enforce the no parking areas unless they receive a complaint or unless, in their judgment, parking on the street causes an unsafe situation.

Trash cans left out -- The town of Duck has a regulation that trash cans may not be left at the street overnight. If complaints are received, the town will notify the rental company, if applicable, and the head of the owners' association. While this is generally not a problem in the off-peak season, it is a tremendous problem during the peak season. There are individuals that will perform a twice weekly service that ensures trash cans are not left out overnight. In the near future, we will add the names and contact numbers for those individuals we know about. If trash cans remain at the street after notification, the owner of the residence may be cited.

Trash can repair -- A related issue was brought up by an owner regarding repair of trash cans. Basically, if it's a blue recycling can, the town of Duck will repair it. If it's a green or black trash can, that's personal property and therefore the owners responsibility to repair. It should be noted, however, that Waste Management, the current contractor, may in some cases repair the can. If you have that situation, waste management should be contacted for guidance.

Fireworks -- a homeowner brought up last year's Fourth of July fire that burned several lots and caused damage to a house. There was much discussion on the issue surrounding the facts that fireworks are illegal in Duck, use of fireworks around holidays are common, and dry underbrush on most lots and wooden construction make fire risk a real concern. The rental companies, in their rental packets, already have notifications concerning the fact that fireworks are illegal. The group decided that the CDA should take the following actions:

Compose a letter to the Duck police and fire chiefs and town manager expressing our concerns about fireworks.

Alert all homeowners of the incidents that occurred in July through the website, e-mails, and again at the Easter meeting so more owners who are not in Duck in the summer are aware of the danger to their investments.

Also, the group recommended that homeowners notify the police department when they see fireworks being used in their area.

Insurance policies -- a homeowner asked if the two liability policies

maintained by the CDA were current and adequate. Ron Blunck, CDA vice president, researched that and found out that the policies are current and needed.

Proposed changes to the bylaws were the next topics of discussion. The proposed changes were sent out to all members so only those that receive comments are listed here:

Change the period of time for dues -- a homeowner brought up that the dues should have a specific "due date" rather than a "due range". The general feeling was that a short "due" time was OK as that would clearly let homeowners know when dues were due each year. Most felt that having a nonspecific year-long dues period was one of the reasons the dues are easy to forget about from year to year.

Specify dues payments – The current bylaws are somewhat ambiguous about what dues someone will pay. The bylaws are clear about "one owner-one vote" but whether an owner of two lots (unimproved or not) will pay just \$75 or \$150 is murky. The group decided that it was an issue that should be added to the proposed changes with most believing that \$75 dues should be paid for each lot or house owned in Carolina Dunes.

As the last item, Dave reminded the attendees that the next CDA meeting would be on the Saturday before Easter (March 22,2008) and that nomination/election of CDA officers would be take place.

There being no other business, a move to adjourn was made and seconded and the attendees enjoyed the refreshments and each other's company.