

Organizational Meeting Minutes - Carolina Dunes Association, Inc. - 05/27/95

Meeting called to order by Acting Chairman, Dr. Kallman 1:00 pm at the Duck Fire Station. Dr. Kallman introduced the members of the Formation Comm.; Jim Remington, Ashby Baum, Jim Moore, Bob Speight, Al Vineyard, Larry Pearson, Rev. Charles Gill, and Bill Thorn.

Dr. Kallman explained the reasons for forming the Association; stating the developer, Mr. Gaston E. Small had informed all property owners that he wanted to be relieved of the maintenance of the roads in Carolina Dunes. Dr. Kallman was advised that plans were being made to have the N.C. Dept. of Highways accept maintenance of roads after July 1, 1995.

Dr. Kallman discussed other issues requiring the formation of an Association: 1.) public water supply and the need for additional fire hydrants, 2.) parking by non-residents namely surfers and beach users who are using the beach accesses; 3.) the planned pedestrian walkway to be built on the west side of Hwy. 12; 4.) future disposition of five parcels in Carolina Dunes which Mr. Small wants to convey to the Association. (Three 8' wide easements from Buffelhead Rd. to the beach, one parcel on Sprigtail Dr. designated for parking, one parcel 75' wide on the intersection of Canvasback Rd. to the sound. They are appraised at \$68,000 for the beach accesses, \$79,750 for the parking area; and \$126,000 for the sound access lot.) Dr. Kallman indicated that liability insurance for the five parcels would cost \$1400 a year.

Mr. Robert Hobbs Jr. with the law firm of Hornthal, Riley, Ellis and Maland assisted with legal issues involving the Association. He presented his views on the roads, parking rights, beach access rights and voluntary vs. mandatory Association participation.

Dr. Kallman called for a motion to accept the By-Laws as proposed. A discussion ensued and the By-Laws were approved subject to clarification language concerning one vote per member, no matter how many lots or owners there are per lot.

A slate of officers was elected by unanimous vote; Pres. Dr. Kallman; Vice Pres. Ashby Baum; Treas. The Rev. Charles Gill; Secretary Jim Gresham; and Directors Bill Thorn, Jim Remington and Jim Moore.

A proposed budget was presented and approved. Expenses to date \$2132.68; collections to date \$2795.00. Association dues were unanimously approved at \$50.00 per voting member.

A motion was defeated to assess the costs for owners to take over the roads.

A motion was made to appoint the following committees: Common Concerns Comm.; Finance Comm. and Membership Comm. The Common Concerns Comm. will explore ownership of five parcels including costs, risks, liability and use of the properties. This Comm. will also investigate county water supply and the pedestrian walkway and report its findings to the officers and Board of Directors.

Those in attendance thanked the Formation Comm. for its work.

Meeting Adjourned at 3:30 pm.

Respectfully submitted

E. Ashby Baum

Expenses to Date

Legal	\$1372.00
Stationary	169.00
Stamps	296.68
P.O. Box	4.00
Copying	281.00
Collections	2795.00
Balance	673.22

Proposed Budget

<u>No. Ownership of Five Parcels</u>	<u>Item</u>	<u>Ownership of Five Parcels</u>
200	Stationary	200
350	Stamps	350
700 (Approx.)	Insurance	2200 (Approx)
500	Legal	2,000
350	Printing	350
500	Miscellaneous (No. Parking Signs Repair of Beach Access)	1000

Addresses and Phone Numbers of Officers

Hal Kallman	116 Widgeon Dr. Duck, N.C. 27949	261-5866
E. Ashby Baum	52 Sprigtail Dr. Duck, N.C. 27949	261-6468
The Rev. Charles Gill	104 Canvasback Dr., Duck, N.C. 27949	261-8105
Jim Gresham	P.O. Box 8266 Duck, N.C. 27949	261-5539
Bill Thorn	P.O. Box 430 Moyock N.C. 27958	1-919-435-6323
Jim Remington	3713 Barrington Br. Dr. Richmond, VA. 23233	1-804-747-8280
Jim Moore	620 Farnham Dr. Richmond VA. 23236	1-804-794-7250

*ROADS  
meeting  
water*