

Carolina Dunes Homeowners Association Directors' Meeting
August 29, 2001

The Board of Directors of the Carolina Dunes Homeowners Association met on August 29, 2001 at the home of President, Gary Roche. Present were: Gary Roche, Madeline Roche, Ashby Baum, Carolyn Baum, John Kerch, Barbara Kerch, Di Small, Ron Forlano and Anne Hunter.

The meeting was called to order by Gary Roche who presented the Board with the meeting agenda which began with the minutes from the Annual Meeting on April 14, 2001. In lieu of reading these minutes, a copy was given to all present by the secretary. Treasurer John Kerch presented the current report which indicated beginning balance of 8085.85 - deposits of 12225.00 for a total of 20310.85. When itemized expenses of 4108.20 are deducted, the ending bank balance is 16202.65. The CD value as of 11/12/01 is 5521.43, and in addition to an electric credit balance of 44.85, our total assets are 21768.93. Discussion followed with regard to the amount of cash required in order to repair the steps and walkways, and it was agreed to keep 10,000.00 in cash reserve. It was further agreed to purchase an additional CD in the amount of 5000.00. The treasurer gave the president a list of those persons who have not paid dues to the Association. Of the 228 possible, 159 have paid. The president will contact the property owners who have not paid dues.

Carolyn Baum proposed we pay Cottage Industries 150.00 per month to maintain the Sound Access, the two signs and the three beach accesses. This includes trimming, , weeding and planting flowers. This was approved.

Madeline Roche indicated we have not as yet contributed to the Fire Department. After discussion, we agreed to give the amount of 200.00 to the Fire Department. Ashby Baum will draft a letter to send with this contribution.

Carolyn Baum advised there is a bill pending for work that has been done on walkway #2 and there is additional work to be done on walkway #1.

Madeline Roche explained the capacity on the computer to access information in various ways regarding the membership records and payment of dues, and asked if we wanted the database to contain the names of current owners, history of payment, and other additional information. It was agreed that this list could be sent with a request for dues.

Ashby Baum reported on his research regarding the parking area on Sprigtail. He was advised that in order to utilize this area as parking we would need to obtain permits, signs, testing, temporary permits, landscaping, surveying, and paving. It does not appear that the costs would justify the end result. He indicated that Carolyn Baum suggested that we use the area for two parking spaces for the lifeguards, marked clearly for this use only. Carolyn has spoken to the head lifeguard who has indicated that there will always be a lifeguard stand at this access. The County wants to get out of the lifeguard business but there are two more years on the current contract and nothing for the future years has been resolved as yet. In view of the expense involved in creating seven parking spaces, it seemed that using this area for lifeguard parking and simply clearing two spaces and using the minimum materials would be the best use of the lot at this time. In view of the potential problems that might be created by overcrowding of this small parking area and the access, Ashby Baum suggested we table this matter until the general meeting in the spring. In order to facilitate this matter and avoid confusion, we authorized contacting Robby Parker for an estimate on the cost of clearing and creating two lifeguard parking spaces. The Sound access near the road requires work in order to make it easier to walk to the Sound, and Ashby Baum has obtained an estimate of 978.00 to level the area and put top soil over the sand. We would need to check with the County regarding the easement. The motion to improve the Sound area was approved. There was further discussion regarding the several possibilities for the Sprigtail parking area. Ashby Baum will contact Robby Parker for an estimate and determine his opinion of our options. If the cost exceeds 1000.00 we will hold this topic until the general meeting in the Spring.

Trash overflow was the next subject on the agenda. There are several problems associated with this problem. Dare County does not pick up on holiday Mondays during the summer. There is a need for additional trash cans for the larger houses. Madeline Roche has contacted the rental companies to clean up the trash at their houses, and they have been cooperative. She has taken photographs of the problem, and can send these to the owners if this course of action is agreed upon. These photos could be put in the next newsletter to bring this problem to the attention of the owners

and to suggest they purchase additional trash cans consistent with the size of the house. Madeline Roche asked that we discuss and determine what steps should be taken to eliminate this problem. After discussion it was agreed that we would (1) send letters to the property management companies outlining the problem of trash overflow and making the suggestion that larger houses require additional trash cans (2) include photos of trash overflow in the next newsletter (3) send letters to the homeowners involved and include photographs.

Beach access monitoring was discussed next. Each section will have one person to oversee the section, check for loose boards, loose nails and the condition of the boards in the walkways and stairs. Ashby Baum will monitor Section One, Barbara Kerch will monitor Section Two, and Di Small will monitor Section Three. In addition, it was suggested that we post a sign the each access to request everyone pick up after their dogs and help keep the area free from trash. Madeline Roche will put up these signs.

Madeline Roche indicated that in the year 2000 the North Carolina State Legislature had passed the Planned Community Act which affected planned communities giving the associations more sweeping powers to enforce the regulations in the subdivision. In the Real Estate Course she has taken, the instructor indicated that there was hope for voluntary associations to come under the act and take care of issues such as membership. She has done extensive research and consulted with Attorney Hobbs in this regard. She will continue to research this matter and provide Mr. Hobbs with additional information before considering an expenditure for additional legal work in order to determine whether or not we can come under the Planned Community Act. Ron Forlano advised that his experience in SaltAir was that after hiring an attorney he was advised that if we are not a mandatory association in the beginning it would not be possible to come under this Act. We will discuss this matter in the future.

Carolyn Baum suggests we have a contract with Cottage Industries specifying what we need done, and determine how much it would cost to accomplish our requirements with regard to upkeep of the signs, beach accesses and the Sound Access. This would include planting the areas around the signs and providing the plants. She will work with Barbara Kerch in this regard.

Ashby Baum indicated additional new business was the sign at the North end of Carolina Dunes. He will contact Bill Small further on this open issue.

Madeline Roche asked whether or not people now members of the Association can require the buyer to become an association. John Kerch receives calls from attorneys asking whether or not dues have been paid prior to settlement. After discussion, it still remains that this is a voluntary association and dues are not mandatory.

Our next general meeting will be in the Spring. The newsletter will be sent out in November.

The meeting was adjourned at 9:15PM.

Respectfully submitted,

Anne Hunter, Secretary