

Carolina Dunes Homeowners Association
Annual Meeting 4/15/06

The annual meeting was held on April 15, 2006 at 4:30PM at the Duck Fire Station. President Terry Looney brought the meeting to order with an explanation of the history of the association regarding past leadership. Since Ashby and Steve Baum, past presidents, have sold their properties there is a need for more participation in the activities of the Association from those who do not live here full time. President Looney does not live here off season and is of the belief that the job would be better done by someone who does, but in the absence of someone living here full time wanting the job, is willing to accept and do the job to the best of his abilities.

President Looney suggested we dispense with the reading of the minutes in order to save time. Charlie Pratt gave the treasurers' report. This report is from 1/1/05 through 12/31/05. We have total assets of \$19,682.47. This includes two Centura Bank CD's of \$5264.36 and 5819.53. Our expenses totaled \$19,294.02 with the chief expense of \$15,795.00 for beach access repairs. The beginning balance was \$14,717.60 with dues income of \$13,175.00. Copies of this report were made available. It was suggested that a letter be sent to all property owners explaining that the dues are used for upkeep of the common areas and should therefore be paid by all owners. There was a question regarding the ownership of the beach accesses and sound access, and whether or not these should be listed as assets on the treasurers' report. These belong to the Association but since there does not appear that there is any marketability for these assets it would be difficult to place a value on them for the purpose of reporting. There was also a question regarding the lot on Sprigtail that is currently being used for lifeguard parking, since this is also an asset of the Association. There are no taxes paid on these properties. President Looney will look into this.

The first item of new business is association dues. There is no enforceability. Dues are \$75.00 per year - lower than any other association in the area. One of the reasons our dues are so low is that we do not pay road taxes as our roads are State maintained. Most communities must maintain their own roads. Last year 179 of 230 properties paid. President Looney put together a letter and created an amnesty period. That worked well and we received approximately 30 more payments, so that less than 10% of properties are currently not paying their annual dues. It is doubtful we will ever get 100%.

We were lucky in having good weather this year and not having to replace the stairways to the beach. We had spent over \$15,000.00 to replace two walkways and could not really afford to replace any stairways. The walkways are excellent quality and should last a long time. We are going to try something different this year. All present at the meeting will pay dues, after which we will send a mailing to all others indicating the season has started and requesting dues. It was suggested that we outline what the dues represent - walkways, stairways, etc., however we cannot prevent those who do not pay from using these amenities. We send a newsletter to every property owner.

Walkways are the second item of business. Last year we approved replacement of the three walkways, but with the issues of new building regulations and handicapped access we were able to replace two of the three due to costs. We would like to wait one more year before replacing the third walkway. It was agreed that we will repair #3 and wait to replace this walkway. It was moved, seconded and approved. We need reflective numbers on each of the stairways to help people find their way. We also have three aluminum signs to put up advising people to stay off the dunes.

The next issue is landscaping. The Three Dog Landscaping Company has been doing the basic trimming along the walkways and sound access and will do it this year for the same price. This will start approximately next month and last for the growing season. It was suggested that authorization be given to the Board to approve this in future instead of making it an issue at the annual meeting. It was moved, seconded and approved.

The lighting compliance is the next issue on the agenda. Our two signs must be brought up to standard by next month. Bulk waste collection will be done April 21st - please comply with the restrictions and notify your neighbors.

Trash will be picked up twice a week beginning May 1, 2006. The town has instituted recycling and each house has a blue trash can for that purpose.

There was a question regarding the snow fences on the dunes. These are owned and installed by the property owners.

Ron Forlano was approached regarding a service that takes in trash cans. He has a few subdivisions - one is Four Seasons - who have hired him. They follow the trucks on trash day and take the can in to store under the houses. His price for the year was approximately \$100.00, but needs a number of people or a subdivision. It is something that we might consider. Terry Looney will try to get this information to the homeowners and asked for a motion to have the Board look into the special trash can pick up. This was made, seconded and passed.

With regard to new business, we have some real issues. We have a volunteer to be our web master who has created and is maintaining our website. We have someone who has agreed to be a community monitor who will advise homeowners of minor problems - trash that hasn't been picked up - to keep the community looking good. Another position we need filled is someone to help maintain the membership rolls. It is difficult to maintain our mailing list to capture the many changes that occur through property transfers. President Looney asked that someone volunteer for this job and welcome new homeowners to the neighborhood and advise them of the Association. In addition, we need someone who would be responsible for the grounds, making sure the landscaping company is doing their job and that the sign lighting is changed to comply with the new standards. We also need to find someone who would take responsibility for the newsletter. He requested interested persons come forward after the meeting. Also, if there is anything we would like to see on the website please bring this to the Boards' attention. Terry

Looney's e-mail address if TJJ@STXSITE.com.

There was a question from the floor asking whether or not the Town of Duck has a law requiring trash cans being returned to the house in a specific period of time. There is no law in this regard. There was another question regarding the Town of Duck grant. There is a grant available from the Town to pay one-half up to \$2000.00 of expense to improve the sign. Terry Looney has talked to the landscaping person and asked for their ideas in this regard. He asked for someone to take over this matter. We would need to develop a plan that meets with our aesthetic and cost requirements and present it to the town for approval.

Ron Blunck will take responsibility for the Membership. Jim Gresham will take responsibility for coordinating installation of the new lights on the Carolina Dunes sign.

There was a question from the floor on the issue of the expansion of Highway 12 and whether or not the Association has taken a position in this matter. There is a concern that since most of the membership does not live here permanently and have the ability to formally make their position known to elected officials. Ron Forlano was asked to respond, and advised that the mid-county bridge has been an issue for 25 years. He stated that the State and the Department of Transportation does not have the money to make this a reality so it appears that this will not be accomplished anytime soon. There may be additional turning lanes installed, but it does not appear that widening Highway 12 is a possibility due to the loss of tax base involved. There have been financial studies that support this position.

There was a question regarding the lot on Sprigtail owned by the Association. We do not pay taxes on this lot. It would require 100% vote of all homeowners in order to do anything with this property. This issue will need to be addressed at some time. It was suggested that this question be presented to our attorney, John Gaw, for an opinion regarding our options. It was stressed that anything that is done with this property would need unanimous approval of all homeowners. It was suggested that we might take a survey to determine what interest there is in this property and its' development.

The slate of officers was presented and nominations from the floor were requested. There will not be many Board meetings and we will be able to do much of the business electronically. Charlie Pratt, who had been Acting Treasurer was nominated to be Treasurer and accepted. Joe Hatch was nominated to the Board of Directors and accepted.

Board of Directors:	President	Terry Looney
	Vice President	Jim Gresham
	Treasurer	Charlie Pratt
	Secretary	Anne Hunter
	At Large	Matt McMurtry
		Ron Forlano
		Stuart Chamberlain
		David Ellison

Joe Hatch

This was put into a motion, seconded and approved. The meeting was adjourned at 5:30PM.

Respectfully submitted, Anne Hunter