

Carolina Dunes Homeowners Association
Meeting Minutes

The annual meeting was held on April 8, 2007 at 3PM at the Duck Fire Station. President Terry Looney brought the meeting to order with a brief history of the association and offered to read the minutes from the previous annual meeting. A motion was presented to skip reading of the minutes since they are readily available on the website. It was seconded and all present were in favor.

After opening remarks about the community as a whole, President Looney turned the floor over to Jim Gresham for a treasurer's report. Jim reported on the financial activities between 1/1/06 and 12/31/06. Total income for the period was \$12,820. Expenses totaled \$4,668, offering a net income of \$8,152 for the period. Expenses included Dominion Power for lighting of the signs, Dare County Water for irrigation of the landscaping around the south entrance sign, landscaping maintenance along the ocean accesses as well as south sign, insurance policies, signs for ocean access, and a donation to the Duck VFD. The checking account balance as of March 31st 2007 was \$16,377. Additional checks have been received and will be deposited. 2 Certificates of Deposit (CDs) are held and have a value of \$5,384 and \$5,948 respectively. There is a total of \$27,935 in both checking and CDs.

President Looney commented on the state of the association's financial affairs and cautioned people regarding the total balance in checking and savings. In 2006 the association was fortunate to avoid heavy storm damage. As a result, the association did not incur many repair costs. In addition to avoiding storm damage, the board decided to postpone repairs on the southern most walkways. This led to a lower-than-expected amount of cash outflows from the association.

A series of strong storms last fall as well as a few Nor'easters this Spring have forced the association to rebuild and/or repair several of the walkways. Drawings and other permitting items have been submitted to both CAMA and the Town of Duck and have been approved. It will cost approximately \$16,000 to pay for replacing or repairing all of the impacted walkways and steps. This will reduce the cash in the checking account, but that reduction will be offset by new annual dues being received.

President Looney then discussed the \$75 annual membership fee. Compared to several other homeowners associations in the area the rate is very affordable. One community has a monthly \$250 membership fee! Last year's membership renewals were very positive, with over 90% renewing. We're always shooting for higher, so please get your dues in so that we can continue to preserve the quality of our community!

Several items of new business were presented and discussed. Perhaps the most pressing is compliance of our entrance signage. The Town of Duck requires all lighting for entrance signs to hang from above the sign and be directed downwards. Our lighting is from below and shines upwards. In the near future we will replace our lighting so that our community complies with Town of Duck requirements.

Community landscaping was discussed. The landscaping around the southern sign has become overgrown, as has the community access to the Sound. A new landscaper has been selected for this summer who will visit the community twice per month and will only charge \$50 more per month. A member of the

community has 40 years of experience working with the landscaping company and recommends the switch. A motion was presented to change landscaping services. It was seconded, and all present were in favor.

President Looney also described a beautification grant the Town of Duck offers. The stipulations of the offer includes a \$1 to \$1 matching for improving the appearance of the community, but that offer requires involvement from the Town of Duck. Concerned about the time and money required to work WITH Duck to achieve a beautification plan it is recommended that we pursue beautification on our own. However, since Duck is already involved with the replacement of the third walkway we will put forward a request for matching funds on the replacement work.

Bulk pickup was also discussed, and President Looney reminded attendees that the Town of Duck routinely monitors trash present on people's property. Often times homeowners push trash out to the curb for bulk pickup but neglect to properly bundle it, resulting in the bulk trash individuals leaving the trash at the curb. When this happens the owner is often out of town and the trash sits on the curb for weeks. The Town of Duck can issue citations to homeowners to clean up their trash, and President Looney wanted to remind all homeowners to be thorough in their bundling of bulk trash. The bulk trash pick-up date is scheduled for April 13th.

An open invitation was granted to anybody that can suggest ways to improve trash pickup. During the summer the trash smells awful, and tenants often are not aware of trash days. As a result there's a combination of a lot of trash, heat, and seafood: not a good combination. If anyone has any ideas on how we can improve the situation we're very interested in hearing them!

The North Carolina Department of Highways has been through the community and has installed a small berm near the Sound access. This prevents the runoff from the street and reduces the erosion that has prevented many of us from traveling down Baum's Trail. Many thanks to Ron Blunck for working vigorously with the Department of Transportation to resolve this problem!

A note was made about the confusing nature of the "No Parking" signs in the community. Some make references like "No Parking Between Signs" but there is no second sign. Others say "No Parking to Corner" but there is no corner anywhere near. We have spoken with the Department of Transportation about the signs and it seems unlikely they will be fixed in the near future.

A large effort is underway to transform the way that the homeowners association transmits information to homeowners. In the past we have relied heavily on the USPS to transmit newsletters to homeowners. This process is both laborious and costly, resulting in fewer communications. By switching to an electronic medium we will significantly reduce our operating costs as well provide more frequent communications to homeowners. We have set up a new website (<http://www.carolinadunes.org>), as well as an RSS feed, that we plan to use to publish information. Please check it often for updates and contribute content (pictures, stories, history) for us!

A question was raised regarding the blue recycling cans. They are significantly lighter than their black trash counterparts. They also hold empty plastic bottles and aluminum cans (compared to heavy trash). As a result they tend to blow over easily during the squalls we receive during the summer. When this happens

the lid to the blue recycling bin breaks, and the bottles are spread across people's lawns. We're talking with the Town of Duck about if there are improvements we can make to the design of the recycling container that will reduce it's tendency to fall over in high wind and lose it's lid.

Nominations were then solicited from the attendees for board members. President Looney nominated several board members, including Dave Ellison for President, Ron Blunck for Vice President, June Forlano for treasurer, and Christopher Blunck for Secretary. All were voted in unanimously from the attendees.

After the vote President Looney commented on the diversity of the board. Dave is a full time resident of 2 years but has owned for 10 years. Ron rents his home but has been in the community for over 20 years. June and her husband Ron both live in the community, and June's husband Ron is affiliated with the Town of Duck. Christopher is a newcomer to the community and rents his home, but is familiar with web technologies. President Looney believes that these 4 board members have a good mix and will represent the community's interests.

Lastly, recently elected President Ellison thanked former President Terry Looney for his past 2 years of service. Terry has done a great job for the past 2 years keeping issues moving forward, we look forward to him participating as an At-Large member of the board. As we move forward, President Ellison wishes to place an emphasis on communication via the website (to both reduce costs and increase the frequency of communication). Please look to the website (<http://www.carolinadunes.org/>) for updates!