

Carolina Dunes Association
Officer Meeting Minutes
5/26/2007

1. **Present:** Dave Ellison, Ron Blunck, June Forlano, Chris Blunck
2. **Website design:** The new website design cost \$850 vice the \$750 estimate. The board agreed that the \$850 should be paid.
3. **Handrails for the walkway to stairway transitions for the # 2 and possibly the # 3 beach accesses:** The board agreed handrails were needed on #2 for safety reasons and to ask Chris Berry, the contractor completing the stairways for us, to give an estimate for the work. The issue of whether handrails will be required for stairway # 3 was tabled until the stairs are completed.
4. **Walking on the # 2 beach access dune:** The board agreed that we needed to take some action to stop beach goers from using the sand dune by the stairs for access. After the meeting, Dave/Ron/Chris installed a barrier that will discourage the practice.
5. **Finances:**
 - As of 5/26, 87 homeowners have paid their dues so far. Strategies for getting more dues were discussed. A reminder for payment will be included in the newsletter that I am currently putting together. After several weeks to give a chance for people to send in their payments, Ron will work up a message targeted to those that have not paid. That message will not be negative in tone but will remind the homeowners of everything the dues go for. After a further period of time, I will send a letter to those people that still have not paid. The board also discussed whether personal calls to each non-payer might be a good idea. It was agreed that we should keep that as an option but table it pending the success (or lack thereof) of the planned emails/letters from Ron/Dave.
 - June gave out copies of the CDA Balance Sheet. Bottom line is that after all known bills are paid, there is \$13,263 still in the bank checking account (the two CDs are not included in that figure). That amount includes all the bills for the community signs' maintenance we pay monthly. That amount does not include remaining cost for Stairway # 3, the # 3 walkway or any work that's done to the sound access.
 - One of our two CDs was rolled over for a six--month period in May. The other CD matures in June. The board discussed the possibility of changing the checking account and CDs into high-interest money market accounts (E*Trade/Charles Schwab/etc) which would be far more liquid and would allow check writing privileges. Ron and June will research and make recommendations.

6. **Sound Access:** Ron briefed that he is still working with the state to get them to fill in the severely eroded portion of our CD path to the sound but that it doesn't look like the state will accept responsibility for the erosion due to the distance of the erosion from NC12. Ron will try one last time and, if that doesn't work, recommends we buy a dump truck load of sand and fill in the area. He feels that the state's previous work on the runoff from the road has stopped what caused the erosion in the first place. Ron has the action to check with the state and find out how much a dump truck load of sand would cost.
7. **Multiple Ownership Payment of Dues:** The issue of owners who own multiple houses, lots, or a combination of the two currently paying total dues of \$75 per year was discussed. The board felt it's an issue that needs to be brought before the membership for a vote. Succinctly, the options are:
 - o Charge \$75 per owner no matter how many houses/lots are owned.
 - o Charge \$75 per house and \$75 per lot regardless of who owns it
 - o Charge \$75 per house and do not charge for lots
8. **Membership in CDA:** The board discussed Sound access use by Sand Hill residents and the inclusion of houses on Bald Pate and Duck Rd that do not presently belong to CDA but whose occupiers use our beach access points. Ron will work up two letters, one to invite Sand Hill residents to become "adjunct" members of CDA (possibly for a reduced dues rate since they don't use our beach accesses) and the other to offer inclusion into CDA of the Duck Rd houses.
9. **Number of Houses in CDA:** Ron will research the exact number (225-230) of current CDA properties.
10. **Next newsletter:** The following will be topics in the upcoming newsletter:
 - o Payment of Dues
 1. Status
 2. What they go for
 - o Work that's been done or will be done this year
 - o Push the website
 - o Financial status
 - o Problems with replacing walkway 3

Dave Ellison