

CAROLINADUNES

an Ocean to Sound Community



Meeting Minutes 2011-10-05

Attendees:

Lorraine Schmidt
Tom Dorsey
Ron Blunck
Vicki Hatch
Christopher Blunck
Frank Evans
Charlie Pratt
June Forlano

Ron called the meeting to order at 8:03 PM.

Christopher provided a walk-through of projected 2012 expenses. A projected budget was drafted for illustrative purposes and was structured so that Board Members could make adjustments and perform what-if scenarios. Board Members can make adjustments including: how much we collect per house for annual dues, how many houses we collect dues from, how many major repairs we'll need to make per year, and how much each major repair will cost.

Ron provided a summary of the beach conditions in Duck. The southern-most steps are still fine and can be used. The middle steps at Canvasback are gone but Ron believes that steps could probably be constructed and connected to the existing walkway. If that occurs the bottom of the steps will still be at the high water line and thus he recommends that the walkway be pulled back in order to bring the steps further west towards the Dune. The northern walkway is still in the worst shape and the dune is still very escarped. We will need to pull back the walkway here in order to install new steps.

Ron commented that there were roughly 30 people on the beach on Monday, within the Carolina Dunes subdivision. There were a few people walking back and forth to the beach.

Tom proposed the following strategy for keeping reserves: maintain 6-12 months of a normal budget amount in reserves. Based on \$125/year in dues and assuming 2 major repairs/year at \$10,000 per repair we would run a net loss of about \$2,000 per year. However, a \$10,000 cost for each repair could vary significantly and this figure is just a guess. As a result of variations from year to year, the reserve would be drawn down when repair expenses are high but would build back up when repair expenses are low.

A vote was taken to raise the dues to \$125 for developed lots. The vote was unanimous and the dues will be increased to \$125 effective January 1, 2012.

The Board discussed a timeframe for replacing the steps that have been damaged from Irene. The Board also discussed the question of what the Association's overall policy should be with respect to repairs. It was decided to set a goal of keeping 3 walkways/steps open Memorial Day through Labor Day and also set a goal of keeping 2 walkways/steps open from May 1 through Thanksgiving. These goals would ensure access to the beach during the height of the rental season and reasonable access during the shoulders and off-season. That said, severe weather and storm conditions at any point in time may cause us to temporarily deviate from the goals.

Ron discussed 2 additional topics that we should keep in mind as we move forward. One main support post on the southern community sign on NC 12 has severely rotted out, and we'll need to replace it (and possibly the entire sign) next year. If we replaced the overall sign as-is the cost would be roughly \$2500. Also, the soundfront community lot used to have a bench where people could sit and enjoy the sound and sunsets. Irene wiped out the bench and next year we should consider looking into a project to replace it and make the lot more usable.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Blunck". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christopher Blunck
CDA Treasurer/Secretary