Carolina Dunes Association 2022 Annual Meeting April 6, 2022 Hybrid Meeting Minutes

- CDA Business.
 - Meeting attendance.
 - On-site (44 owners)
 - Zoom call-ins (12 owners).
 - Election of Officers.
 - The Board's philosophy is to have representation at the Board level from all types of ownership, including:
 - Oceanfront, soundfront, and in-between owners.
 - Resident and nonresident owners.
 - Owners of rental properties and non-renters.
 - Are there any nominations from the floor?
 - There are none.
 - Is there any opposition to the list of Board Members listed for nomination?
 - There is none.
 - Existing Board is re-elected.
 - Financial Review.
 - See Financial Statements in Agenda
 - Highlights:
 - Introduced foot showers on the southern & northern ocean access walkways, as well as the soundfront lot.
 - During 2021, there was \$24,000 in revenue and \$22,656 in expenses
 - CDA has a \$71,000 reserve requirement (see Reserve Exhibit)
 - Notable Improvements:
 - Installed foot showers at southern & northern ocean access walkways, and soundfront lot.
 - Installed lighting at soundfront lot.
 - Installed dog cleanup bags at all three ocean access points and soundfront lot.
 - No major improvements are planned for 2022.
 - Discussed increasing the Annual Dues.
 - Dues are currently \$125 per year & they fully cover the annual operating expenses but do not fully cover reserve needs for all improvements made to the community over the years.
 - We are losing pace with our reserve exhibit requirements. The gap between where we should be (i.e., reserve fund balance) versus where we are increases each year.
 - Proposing a \$75 increase (to \$200 per year) to eliminate the reserve gap.
 - Question raised: Would increasing the annual dues result in less people paying them?

- The common mindset expressed by the community was:
 - the existing annual dues are cheaper than other dues-based associations they're members of.
 - the amenities that have been added over the years bring value to the community.
 - The number of non-paying owners will not likely change.
- Question raised: Could the North Carolina Planned Communities Act help us move to a mandatory dues structure that would mitigate the need for dues increase?
 - This has been research multiple times in the past and the conclusion each time has been it would cost CDA more to move to mandatory dues than we would get in additional dues revenue. As a result, this idea has not been accepted.
- A motion to increase dues in 2023 to \$200 was made.
 - Motion was seconded.
 - Question raised: Will the dues increase be used to bolster reserves or be used to fund a new community improvements?
 - Increase will be used to bolster reserves.
 - Question raised: Instead of an increase of \$75 in a single year, what about a \$25 increase for three years?
 - The majority of owners was interested in a single \$75 increase.
 - Question raised: Increase \$75 and then include a 3% increase per year
 - The majority was interested in a single \$75 increase.
 - Motion was passed without amendment.
- Owner questions:
 - What is the percentage of properties that pay annual dues?
 Approximately 85%.
 - Has the board looked into alternative electronic methods (e.g., Paypal, Venmo etc) of payment of annual dues beyond just sending a check?
 - Yes, but there are transaction costs associated with it.
 - Polled the owners present how many would be interested in an alternative electronic payment option, even if it necessitated a service/transaction fee be added to the dues for anyone using it.
 - A significant portion of owners were interested in an alternative payment method with adding a service

charge to owners who use it. The Board will pursue this.

- Town Updates.
 - Trash Collection Survey.
 - There was a lot of dissatisfaction with the collection schedule in the community during 2021.
 - CDA complained to the Town.
 - Town reversed their collection schedule decision and the schedule is back to what it originally was.
 - Lifeguard Stations.
 - Town will continue manning the stations at Sprigtail and Widgeon and is considering an additional station.
 - Town budget & real estate taxes.
 - Over the last five years, the Town's budget has increased a lot.
 - The Town has received a lot of grant money, but that doesn't offset the increase in the budget.
 - Attendees were polled how much attention owners pay to the increase in the taxes and/or the Town's budget.
 - A portion of the attendees responded in the positive, but the community did not see it, currently, as a major issue.
 - Ron will continue to monitor & send out details about the Town's Budget.
 - Midge Control.
 - Town will not be addressing this.
 - Gypsy Moth Control.
 - NC Dept of Agriculture will be spraying this year.
 - Spray is nontoxic to people and animals.
- Beach Nourishment Plan.
 - Scheduled in Duck for August 2022.
 - Will start in the south (Kill Devil Hills) and move north.
 - Expect equipment staging in Carolina Dunes in August with the actual nourishment occurring probably in September or October.
 - If there is a change in schedule, it will be communicated.
 - Open Question: Will owners be notified when the nourishment arrives near their homes?
 - There will not be a formal notification, but the Board will attempt to communicate with owners as we become aware of the portions of the community the nourishment will be active in.
- Year in Review.
 - Little Libraries at the ocean access walkways.
 - Thank-you's to Dale Desnoyers and Noel Woodruff for constructing the libraries and to Jamie Bartlett for digging the posts and mounting the first library.
 - Dog waste stations at the ocean access walkways and the sound lot
 - Thank-you to Annemarie Sjorgren and Cindy Ahrens for monitoring the bags and replacing them.
 - Maintenance of community signs on NC-12.

- Thank-you Cindy and Todd Ahrens and Mona Nashid for your efforts in decorating the sign and weeding the garden area.
- Lights added to the northern sign. Thank-you Tim & Debbie Weir for letting us connect to your house power for the lights.
- Landscaping at northern sign and improved landscaping at southern sign. Thank-you Mona Nashid & Cindy Ahrens for your planning & muscle power.
- Replacement trash containers.
 - Contact Town (252-255-1234) for potentially free replacement of damaged regular trash containers. You will need to send the Town a picture of the damaged container. Owners can also contact Waste Management (800-877-7531) for additional/replacement trash containers (approx. \$65 each).
 - Contact Town (252-255-1234) for free replacement recycling containers.
- o Listserv.
 - The <u>owners@carolinadunes.org</u> listserv was migrated to Google Groups during 2020.
 - Three changes that accompanied that migration were:
 - A capability for the Board to moderate the postings to the listserv and enforce the CDA usage policy.
 - A capability for members to receive a single daily digest email instead of receiving every email.
 - A capability for the messages to be archived & referenced easily via a Web Forum.
 - Upcoming Changes:
 - We will be removing the digest as a notification option. This is in response to the observation that members were responding to the digest emails, instead of the original post.
 - Mitigating email storms will continue to be possible by the Board's use of moderating postings.
- Community Social Gathering at 1356 Duck Road at 5 PM. (42 owners attended).

Submitted,

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Andrew Blunck CDA Secretary & Webmaster