

OLDE POINT PROPERTY OWNERS ASSOCIATION GENERAL MEETING

February 3, 2022

Nineteen Restaurant, Hampstead, NC

CALL TO ORDER 6:39 pm

ADJOURNED 8:34 pm

BOARD MEMBERS PRESENT: Molly Nugent, Adonna Pipkin, John Henry, William “Billy” Keith, McKenzie Johnson, Cory Jobst, William Mueller, Cindy Markle

The general membership meeting of the Olde Point Property Owners Association was called to order at 6:39 PM by President William “Billy” Keith, who welcomed approximately 115 members in attendance at the meeting with 8 board members.

SECRETARY REPORT by Adonna M. Pipkin, Secretary: Minutes from 2020 General Board Meeting were not available to approve because OPPOA did not have a General Board Meeting in 2020 due to COVID-19 Government Restrictions, Mandates and Protocols.

FUNDING FOR COMMUNITY SIDEWALKS REPORT by Cindy Marker: membership questioned as to what roads were proposed to have sidewalks (private too or only public roads); Marker replied for public roads only at this time because it would be government funded; membership questioned about asking for bike lanes since government has money for those set aside in a bill; membership proposed Pender County might would maintain wider roads and roadsides before adding sidewalks; membership inquired if sidewalks cost homeowners money or have to give up land/yards to government for the sidewalks; membership suggested speed bumps verses sidewalks; Marker to take photos of road activity of pedestrians and bikers etc for evidence of use other than vehicle traffic; membership suggested putting effort into controlling speed rather than installing sidewalks; survey to garner interest in moving forward with petitioning Pender County to investigate sidewalk installation in Olde Point; this sidewalk issue will be put to a vote if enough membership is interested and we get to a place where it was a yay or nay point to move forward. Marker to continue investigating the proposed idea.

ROADS REPORT by William “Billy” Keith: Funding options for future repairs needs to be on agenda for 2022; investigating resurfacing private roads and how much it will cost membership; explore where OPPOA would get the money to resurface the private roads; research who owns the roads, which HOAs are responsible for which private roads by deeded ownership; should OPPOA be moving toward direction of state taking over private roads to relieve the financial burden from OPPOA; question from membership of putting \$10 a month from each resident into a roads allocation fund as an assessment, but this kind of assessment would have to pass 2/3 majority of membership; OPPOA will work on a game plan in 2022 for fixing private roads in what order and if a financial assessment on membership will be needed to do the refurbishment.

BEAUTIFICATION REPORT by McKenzie Johnson: Olde Point Monument repairs need to be a phased refurbishment project in order for OPPOA to afford and budget all the needed repairs such as upgrade to DOT guidelines, replace lighting, landscaping, stucco degradation. OPPOA Board plans to work on this refurbishment project in 2022 and is seeking volunteers to work on a committee to help with the project.

TREASURER report by Molly Nugent, Treasurer. A copy of the 2021 final budget and the 2022 proposed budget was made available to all in attendance as well as emailed to the Membership prior to the General Meeting. The 2022 budget had a significance increase in legal fees column to accommodate for fighting developer over ingress/egress of Spring Garden Road Tract of land being sold and for dealing with Harbor Village Yacht Club should OPPOA need to seek legal counsel for getting issues resolved. Motion to accept 2022 proposed budget made by Craig Proulx and seconded by Lori Ruck; ayes carried the vote with 4 verbal nays; budget passed.

NEW BUSINESS:

SPRING GARDEN ROAD Tract of land being sold that will impact OPPOA road activity with the new residential houses expected to be built in the large development. No one on OPPOA has spoken with Pender County or the owner of the tract of land; did speak in early 2021 with developer about ingress/egress onto Olde Point Road for this development; can a lot on Olde Point Road be turned into ingress/egress road for the development; 240-250 SFR units expected to be built for which developer is seeking ingress/egress onto Olde Point Road bringing excessive traffic; one the family members of the owners of the land does own a lot on Olde Point Road, which would make Saw Grass Road a 4-way intersection; OPPOA restrictive covenants prevents the lot from being turned into ingress/egress road; if developer petitions the courts, OPPOA will need money for legal fees to fight the developer to keep ingress and egress from dumping into Olde Point; membership suggested OPPOA could negotiate all roads in Olde Point be repaved and sidewalks installed by the developer in trade for ingress/egress, which would need to go before a vote of the membership with 2/3 majority aye; membership suggested looking into environmental impact of development of that land on eagles, Topsail creek water quality, etc.; OPPOA seeking to develop a committee in 2022 to help with development impact.

WATER EASEMENT RIGHTS: OPPOA is seeking from Harbor Village Yacht Club the following: 1) financial transparency with monies paid to HVYC from OPPOA membership for boating access; 2) OPPOA has deeded access to property now so why does a OPPOA member have to sign away their deeded rights when signing application for boating access; 3) need to change language in application process that takes away OPPOA members deeded rights and also that does not allow OPPOA members to see how money is being used in connection with the deeded access maintenance and management. Clayton Cottle said he thought OPPOA gave away the rights according to research he had done. Stratton Lobdell made a motion for Clayton Cottle to provide his legal documentation to OPPOA showing OPPOA no longer had deeded water rights, motion seconded by William "Billy" Keith, ayes carried the motion. Layton, Commodore of HVYC also a OPPOA member living on Green Tee, said HVYC was a non-profit and will be spending \$150,000 in 2022 to replace the concrete ramp into ICWW, said 170 users from OPPOA in 2021 and total 220 users from all sections of Olde Point, said HVYC does not sell access passes to anyone living outside of Olde Point, said Olde Point has right to use ramp at reasonable fees and that HVYC can have reasonable rules; William "Billy" Keith responded applauding HVYC for its good maintenance of Boat Ramp Access but also pointed out to Commodore Layton that the deeded rights add value to the millions of dollars of real estate property in Olde Point and without the deeded rights the value would be much less; HVYC and OPPOA member Nick Ferrante spoke of past history of HVYC and OPPOA; membership questioned why they were not given passes when they can prove they are deeded land owners in OPPOA; membership questioned about why access not granted for kayaks because deeded access is deeded access; Commodore Layton said kayak access was refrained because of hazard and safety issues but that the HVYC would look into installing a ramp for kayaks; talks between OPPOA and HVYC will continue forward until either resolution is reach or an impasse in which OPPOA needs to seek legal counsel.

MINUTES TO GENERAL MEETING AND PAST OPPOA BOARD MEETINGS to be put on the OPPOA website after February Board meeting approval.



2-5-22