

OLDE POINT PROPERTY OWNERS ASSOCIATION GENERAL MEETING

January 11th, 2023

Hampstead Annex Building, Hampstead, NC

CALL TO ORDER 6:53 pm

ADJOURNED 9:58 pm

BOARD MEMBERS PRESENT: Molly Nugent, Savannah Holman, John Henry, William “Billy” Keith, McKenzie Johnson, Cory Jobst, William Mueller, Cindy Markle, Suzie ***

The general membership meeting of the Olde Point Property Owners Association was called to order at 6:53PM by President William “Billy” Keith, who welcomed approximately 240 members in attendance at the meeting with 9 board members.

SECRETARY REPORT by Savannah Holman, Secretary

INTRO TO BOARD MEMBERS by William Kieth

FINANCE, & WEBSITE OVERVIEW by Corey Jobst: 536 properties in the association. Website now offers Venmo and PayPal to assist in paying for annual dues, fines or other fees. He is always working to improve the website, and open to suggestions. Homeowners were notified that annual dues are due by March 1st, 2023, a late fee will be due after. We had 30 properties sell in Olde Point in 2022, aN all time high for the community. Corey has added a \$75 convince fee to website for real estate transaction requesting a rush order on needed details for closings. These funds total over \$600 and allowed the board to stay under budget in 2022.

BEAUTIFICATION REPORT by McKenzie Johnson: Obtained quotes to replace/repair stucco degradation on entry sign. Quotes were upwards of \$6000. Security in the neighborhood has been overall good. There have been some recent doorbell ditching incidents and the community has had one garage broken into while a homeowner was away. Please do not advertise when traveling. Continuing to seek volunteers to work beautification.

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. Marker offered resources and take home slips, for members to do further research. Johnson shared stories of previous injuries due to lack of sidewalks, one biker hit, and two walking pedestrian hit. Previous survey to members showed 72% of our members said yes to wanting a multi-use path. Marker clarified that sidewalks will be located on the opposite of mailboxes. Member, John of Ravenswood Road, feels bike paths with destroy road. Wants additional details and timeline for possible change. Asked how this would effect his sod, and trees. emphasized he does not want “new people” or strangers/non-neighbors being encouraged to walk in front of his home. Member, Michael Hawthorne, Ravenswood Road, wants to know where the board stands on this matter, and if there is a committee to head this initiative. Marker clarifies, lots 1-24 not in our association. Member, Jordan Deemer, Olde Point Loop, votes no bike path. References continues issues and previous experiences living in Wilmington NC. Member, Bill Boar, Osprey Drive, ask board to research who maintains the road, and how this will be managed. Wants to know if someone if hurt, who do they sue? Marker to continue investigating the proposed idea of sidewalks on public roads.

Motion made by William “Billy” Keith: 5 home owners and 2 board members, to make an official Sidewalk Committee. Motion approved.

Member, Natalie Wallace inquires on how to become a member of the board. Member reads allowed bylaws. Board Member, William “Billy” Kieth responds, that request at this time was not approved, due to outstanding issues between member and board. Encouraged and requested that once outstanding issues are resolved member re-apply.

TREASURER and SOCIAL COMMITTEE REPORT, by Molly Nugent, Treasurer. A copy of the 2022 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 2023 budget is provided to all members. Kieth covers legal budget. We were over budget \$2500, but made \$2725 from our new fee to realtors during a sales transaction, which off set our loss, and left us under budget.

Social events from 2022 the board is looking forward to doing again; summer social, adult kickball, trunk or treat. Nugent shares she would love additional volunteers to assist with future events and hopes to create a “social committee” and start a social media page for our members.

Member, Nikki Moss- Ravenswood Road, inquired on unpaid bills, which Keith responded to. No unpaid bills at this time. Member asked that we make attorney fees and invoices available to public for their review. Asked board to disclose costs covered in 2022, for legal fees. Inquires on what has been allotted for 2023. Kieth response he will look to legal guidance on what is in the best interest on it’s members before disclosing, but has no problem sharing details if appropriate.

*** so much arguing and repeating of statements and feelings. Arguments become personal.

Member, Ray Zellar, Shearwater Drive, notes that \$7000 was approved for roads in 2022, but he has not seen these funds put to use. States he has many pot holes on his road. Upset that the road budget has been reduced \$2500 in 2023.

ROADS REPORT by William “Billy” Keith: Funding options for future repairs needs to be on agenda for 2023; resurfacing is a focus for 2023. Looking for volunteers to assist with filling of holes.

Debra Faye would like to be on the roads committee.

Mr. Dale Olmstead would also like to be on the roads committee.

—>Motion “Road Committee” 11 person committee -voted and approved by members

—> Motion for “sidewalk committee” -7 people

Member, Natalie Wallace, Mill Damn road, requests audited number in books. Wants to know when they will be provided and by who? Would like an emailed copy.

Proxy Votes

- John- 79 OPPOA
- Nicole Moss- 7

*** can’t read notes

ACC Report -Bill 8:02pm

Bill, reviews and reads ACC report aloud

—> Motion to approve all reports

Greg Lighton, Green Tee

- Questions; “can the audience “compete” with the people on the stage for a ballet spot?
- Billy Kieth, explanation of voting, and “the why” is made to community members

Natalie Wallace, presents that she has continued to make efforts to join the board, and has continued to be prevented of the opportunity, and right to do so. Her presentation of this experience appears combative and she appears to be very upset.

Board expresses and explains their concerns of the current issues and allegations at hand between themselves as “the board” and her as an individual or items currently in dispute.

Cindy Marker, Voted for: 193 YES | 33 NO

Suzie Voted for: 201 YES | 22 NO

Savannah Holman, Voted for: 210 YES | 17 NO

4 additional spots still available.

People Interested:

- 1) Debra Fagey, S. Green Tee, has been a resident for a year, she is a program manager and software. Wants to serve to help others in the community.
- 2) Natalie Wallace, Mill Damn Road, certified public accountant, wants the treasury spot and pledges with this role she will provide ethical transparency
- 3) Tony Pindell, 220 Ravenswood Road, Security background, and interest
- 4) Warren Hardey, Sawgrass Road, Retired, prior board experience in Raleigh/Durham
- 5) James Youder- 101 Wedge, 26 yr Navy. Physician at Camp Lejeune

Motion to mail out bailed, to community for far voting. Balled to include; photos and bios of each individual interested in being elected to the board.

8:56pm Review of the Boards Stance, \$50 fee stays in place

Review of letter

Denied deeded easement, loss of rights, loss of real estate sales and sold properties

Yacht Club 9:17pm Commodore \$4000 buy in, 30 olde point residence deeded rights/water access

-let homeowners pay damages

Finished speaking 9:25pm (7 minutes 49 seconds) of speaking time provided to Commodore

Ron Shirley states, no Kayak or Boat access was granted with continued efforts

Homeowners state, they feel maintenance Fees to be applied to our deeded access rights only

Ed Pullen, speaks to the history of the Harbor Village Yacht Club and it's impact and overall improvement of the ramp and club house. Spoke for 8 minutes. As been a residence of Olde Point for 47 years.

Ron Willow, Ravensood Road, 18 year , Olde Point nieghbor spoke for 4 minutes and 27 seconds.

Budget details reviewed at 9:42pm, passed at 9:45pm

John Filippin, Ravenswood Road, Questions Billy Kieth if he ever applied to the harbor village yacht club. Replies yes, application not approved and withdrawn \$300 fee never refunded. Filipin, states he feels Billy should resign in his role as president due to what he feels is a conflict of interest.

Drewrey Ferrell Requests for real estate letter previously sent out to realtors and community members to be retracted or address in regards to statements made about property values. Requests for clarification on access. —>Commodore says he will work to address this.

9:50pm Micheal Hawthorne, speaks about how much his boat and truck costs and the liability to non-members being on Harbor Yacht Club Ground. Speaks for 1minutes 53 seconds.