

OPPOA ANNUAL MEMBERSHIP MEETING THURSDAY, JANUARY 22 2019 HAMPSTEAD LIBRARY

CALL TO ORDER

The general membership meeting of the Olde Point Property Owners Association was called to order at 6:30 PM by President William Mueller, who welcomed approximately 47 members who attended the meeting 6 board members.

Present were board members William Mueller, Stratton Lobdell, Ron Shirley, Art Hammon, Adonna Pipkin and, Camille Hochreiter

Not present were board members: John Morris, Steve Cokor

2019 Ballot for Board of Directors had Camille Hochreiter and Adonna Pipkin as nominees. Owners needed to vote for two. Received 80 votes for Adonna Pipkin and 81 votes for Camille Hochreiter.

COMMUNITY RELATIONS report by Ron Shirley. Low attendance for the rescheduled New Comers party because of Hurricane Florence. Put up signs around OP, announced on website, in newsletter, etc.

ROADS report by William Mueller. Roads are currently in good shape and board is working to get potholes on Oyster Catcher filled in the next coming week or two. Had calls in for asphalt and repair to be scheduled. A separate checking account has been opened for roads so the monies set aside for repair are not commingled with other OPPOA business.

SECRETARY report by Stratton Lobdell. Looking to update the Bylaws. Proposed Bylaw Amendments went out to all OPPOA homeowners with email addresses on file. OPPOA wants Bylaws to run concurrent with the covenants so need to amend this year for this to occur. Bylaws basically govern the OPPOA board and how it operates. Only a 10% quorum needed to pass the Bylaws amendments. Stratton made a motion to send out a copy of bylaws by mail to all homeowners. 2nd by George Allen as well as multiple others in the room. Voted 6 opposed, all others in favor.

NEIGHBORHOOD WATCH report NOT AVAILABLE.

TREASURER report by Art Hammon. A copy of the 2018 final budget and the 2019 proposed budget was made available to all in attendance. Recently audited. Art has just received the books and will work from this point forward with what he has been given. This year's budget is \$300 less than last year, but there is more money in the budget for roads this year. Roads reserve is now have separate checking account. Also separate checking account has been set up for Construction Depositions for new construction. Roger Kersey made a motion to pass the 2019 Budget. Bob Reid 2nd motion. Vote on 2019 budget passed with the ayes having the majority.

BEAUTIFICATION report NOT AVAILABLE.

MEMBERSHIP report by Camille Hochreiter. HOA dues bills have been issued and majority are being paid on time. 514 Members billed out of 560 lots as some members own more than one lot. 40 emails returned as owner's address not valid any longer. About 215 bills paid so far, bills not due until 3/1/19.

ARCHITECTURAL CONTROL COMMITTEE report NOT AVAILABLE.

COMMENTS FROM THE MEMBERSHIP: Karen asked about inlaw quarters being allowed 6-12 years ago and now becoming more than a single family residence if these extra areas are rented. Not enforceable by OPPOA because once the owner has the property built in such a way (which it was allowed by the ACC 6-12 years ago). Loretta asked if the changes to the covenants will happen in 2019. Answer was that is the goal, but have to work with attorney to get them revised. Discussion ensued regarding Realtors not providing future buyers with covenants. Tom referred back to guest homes on properties and OPPOA does may not have legal fund large enough to correct all the unenforced covenants. Loretta asked about clean streets, lots of mess around OP that needs cleaning and why so few on the OPPOA board tonight. Dianne mentioned covenants say no modular homes allowed but there is one in OP that has been there for 20 years before covenants were changed to restrict modular homes. Stratton mentioned that the goal is for the covenants to be enforceable. Ron Shirley said covenants need to be equally enforced. Stratton said Architectural Control Committee would no longer be allowed to selectively enforce the covenants. The culvert in the tennis parking lot was put in before the storm by DOT at a low cost to OPPOA of about \$464 for supplies. Ron Shirley asked for motion for the board to send the bylaws and covenants changes to everyone at once, motioned by a male, seconded by , Karen,

ADJOURNMENT At 7:30 PM