

BPOA Meeting Minutes

- Date: 5/20/2025
 - Start Time: 18:30
 - Adjourned: 19:35
 - Duration: 1 hour 35 minutes
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Attendance

- **Present**
 - Christian Klinefelter
 - John Redmond
 - Karen Redmond
 - Kent Ottaway
 - Dave Hughes
 - Cynthia Manion
 - Scott and Leigh Everhart
 - Georgine

Christian reviewed the minutes of the previous BPOA meeting

- MVR Land Management, Mike Grossclose came to our meeting and briefed us on the Hawksbill Cove development from 6:30 pm to 7:17 pm.
- Maryann Nowell (goes by Mair) was at the meeting.
- We approved the minutes, and the meeting adjourned at 20:00.
- We reviewed the minutes. We talked about transition, properties with liens, have to look at how much money is left. We have \$2,000 per year allocated.
- Question: Are we allowed to charge \$20 per month in late fees? Karen said “yes” but we don’t, but we may start. Karen said she and Leigh will talk about that. We are starting to get traction from some of the heavy offenders.
- We are still owed \$10,000.
- BPOA tax return is done, and we don’t have to do an annual filing to the state corporation commission because Christian called them and asked. This is not a requirement for a non-profit.
- We reviewed committee reports.
- Plant selection for neighborhood signs was discussed.
- Len: Adopt a highway was on May 10th. Georgine said 6 people showed up.
- Dog bag stations. We have 800 bags.
- Dave, nothing to report, waiting on street signs.
- Christian spoke about speed signs. Christiano, aka Richard Haddock, initiated the effort to get a speed limit sign on Hickory Ln. The sign says 25 mph

throughout subdivision. The state will put them at the entry to your subdivision but not throughout your subdivision.

- Dave gets a traffic count annually for Country Club and South Belvedere.
- Talking about the traffic commissioner and Christiano's letter to see if Dave Hughes can develop that contact for better traction on similar speed limit signs throughout the rest of our neighborhoods.
- **Welcome committee.** Georgine is taking over and working with Tina.
- 205 Facebook page members. 455 lots in the neighborhood. More than 400 can vote.
- Need to get simplyvoting.com a list. We have invoiced 332 people to try to collect dues. 289 have paid.
- **Old Business:** Talked about voting.com and their proposal and how much it costs. Christian recommends we give people up to 2 years to vote on the proposed changes to the covenants. We can vote in more money next year if we have to. We are not in a hurry. We have to get the data right before we submit it to simplyvoting and they do 1-year contracts, and we can extend it by a year. We need email addresses. Going to ask block captains to get accurate information from residents.
- **New Business:** Scott is taking over IT Admin. Karen suggested lowering the dues waiver from 90 to 80 but that suggestion was tabled after some discussion.
- Lawyers said it is not worth the effort to challenge the pre-2006 BPOA membership waiver option.

The meeting was adjourned at 19:17.

Motion to accept the meeting minutes as discussed – Cynthia Manion. Second – Georgine. All in favor. Motion carried.

Today's meeting:

Christian discussed getting IT permissions for himself with Scott so he can post his several years of past meeting minutes, agenda, etc. Christian said he used to be able to pull down block captain rosters, but he doesn't have permission anymore in the system. He gets a "Request Permission" screen.

Leigh and her Treasurer's Report: Tina and Leigh have spoken several times. She is learning as she goes. She spoke to the PNC rep to get access to the account. PNC needs the minutes showing evidence of BPOA title changes that were voted on. They will prepare the document for everyone to sign. Christian said he doesn't mind going to Porter's Neck. She moved a CD to a higher interest rate. It was earning .3% and it is now earning 3.9% for at least 8 months. Five closings are pending. Charles Jones paid in full. CC'd lawyer on the lien release. HOA Manager can print a report of who has paid

and who has not. Tina can show Leigh how to do this. 43 still listed as unpaid. Some that are shown as unpaid show only the PayPal fee. They paid the dues but didn't pay the fee. Tina said we are leaving these amounts as owed. PayPal fee ended up being a higher fee. Next round we can have payments go directly into the PNC account via email.

Committee Reports:

- **Kent:** He has given preliminary approval for 5 fences. Dealing with two lots where a new construction lot added dirt to their backyard. The BPOA has no standing in the issue. We are trying to help the owner, but the concerns are not substantiated. We should not be involved. This is the purview of the county inspectors. Not a violation of our covenants. Christian met with the builder. The concern is water flows from the back of the lot because they added a bunch of dirt. None of the sand erosion went onto their lot. The husband agreed, the wife did not. They need to sue the builder directly. Kent said he has to look at the Trump flag on Mallard Bay someone complained about. The flag says Trump 2024 No More Bullshit. Christian said this flag is actually on Hickory Ln. We have something about political signs in yards but not flags. Can flags be considered political signs? It's a gray area. The No More Bullshit becomes offensive. Noel on South Belvedere uses a political flag as a curtain on the inside of his garage. John said there is a rebel flag on Long Leaf. No one complained about that. Christian recommended the people install a French drain and a knee wall. Wife suggested the BPOA pay for it. Sand and water is not coming into their backyard and will not compromise their septic system. She is exaggerating.
- **Cal Not here, Karen:** Landscaper is switching out the plants on the entrances it was only a couple hundred dollars. New plants won't hide the signs. Christian is concerned about how they will work around our island entrance at 17. We allowed 8 feet, they said they only need 6 feet. The power company cut down our magnolia tree to move lines back past the easement. NCDOT Sunday – Thursday 7pm to 6am they will close the entrance on 17 for up to the next couple of years. They have to add a lane and a half on our side. Will have digital sign trailer stating the hours at Azalea and Long Leaf.
- **Len not here, Georgine answered:** Adopt a Highway on May 10th: 6 people participated, and it went well.
- **Dave Hughes:** Dog bag stations, anymore discussions? No. It appears a golf cart hit the dog bag station on Fairway Dr. Trash can is dented. Dave changes the bags almost every week. Already discussed roads. The right side when you pull in off of 17, the shrubs were pulled out and never replaced. We will ask them to replace and maintain this after construction is finished. Karen brought up the

pot hole at the entrance of S. Belvedere coming north on Country Club. Can NCDOT gravel it in? It's a safety hazard. Dave will talk to the water company because there is a water valve right there. Leigh asked about natural gas lines going in. Hickory Ln is getting natural gas. Christian agreed to research natural gas access requirements for our next meeting.

- **Welcome Committee, Georgine:** Trying to merge mailing and email lists. Tina works with HOA manager. Scott can figure out what Terry put together. Trying to create a single document that has their address, lot #, phone #, email address etc. to provide to simplyvoting.com. Recruit block captains on Facebook. We have a list of duties and can discuss it with people at the June 4th social.
- **Social Committee, Karen:** reconfirming the food trucks and ice cream lady. 2 food trucks and an ice cream truck. Leigh will make a flyer with the information. We will deliver them using block captains. We have 4 signs advertising it. Trucks can park in the driveway and the pool will be open. We should provide bottled water. Karen and John will bring conference tables and chairs. Food trucks will sell beverages.

Motion to adjourn at 19:35 – Cynthia Manion, Second - Karen Redmond. All in favor, motion carried.