

**OLDE FERRY ESTATES
MINUTES OF THE JULY 7, 2012
HOMEOWNERS MEETING
10:00 A.M.**

The meeting commenced at 10:15 a.m. with 22 lots represented either in person or by proxy, a number greater than the 25 percent of lots needed to constitute a quorum of the membership.

TREASURER'S REPORT

Bob Atwell, Treasurer handed out the Association's financial statement for 2011-2012, and noted that only 1.5 lots have not paid dues. The Treasurer will follow-up with the owners to obtain payment. A discussion of several budget items followed and it was agreed by all present that

- The HOA would not yet install electric lights to illuminate the OFE sign as the solar lights are working fine. Additional rip-rap and plantings will be added to help reduce erosion on the slope.
- Any savings at the end of the year will be applied to replenish the reserves.
- The HOA will allocate \$2,400 for wood debris removal, which will occur once a year in late winter, and other times as needed, e.g., if a hurricane or wind storm brings down branches and trees. Homeowners will be given adequate notice to give them time to prepare for removal. (A discussion followed about the danger posed by dead and dying trees on both developed and undeveloped lots.)

A motion was made to approve the budget, the motion was seconded, and the budget was unanimously approved.

Larry Burke and Barbara Eddy will investigate options for improving the OFE sign at the intersection of Willie Robinson and Robinson Ferry road. We may be able to improve it significantly at minimal cost by re-painting it and adding a coat of polyurethane.

COUNTY WATER

Janet O'Keeffe provided information about the availability of county water—as soon as the end of the summer. In order to have the pipes installed, 80 percent of house owners on Robinson Ferry Road have to sign up for a connection to the water main. Having a connection does not require that the owner hook up their house to the water supply; but if they do not, they will pay \$10 a month.

The trees on the off-water lots were discussed since the dead ones near the road are creating a safety issue. Bryan McGann is to email Sherry Williams and ask permission to go on her land to remove the trees. The Association will bear the expense to do this.

Prior to the meeting, the BOD had approved an additional \$1,800 to continue removing downed trees and wood debris from OFE lots. This amount will be sufficient to cover the cost of removing the tree once it has been taken down.

HYDRILLA

Larry Burke discussed the quote from Skip's Aquatic to treat hydrilla. A discussion about different quotes ensued. HOA members who want hydrilla treatment need to contact Skip's Aquatic directly.

CHANGES TO BYLAWS AND COVENANTS

Janet O'Keeffe said that she will draw up a covenant amendment that explicitly defines the type of metal fencing that is prohibited. The covenant language prohibiting metal fences is intended to prohibit metal chain link fencing; because the language is likely decades old, it does not recognize that some architectural grade metal fencing is now available. The current language, if interpreted broadly, would apply to some of the modern, attractive fencing that is desirable. This issue was discussed at the last annual meeting as well. Janet will draft the amendment and have Tom Skinner review it prior to circulating it to the OBD for their approval.

Bob Atwell noted several typos and inconsistencies in the copy of the Bylaws the he recently reviewed. However, he is not sure he read the final version approved by the HOA. Jim Dyer offered to review the Bylaws to identify typos and inconsistencies.

The HOA needs 100 percent of the HOA members' votes to amend the covenants. However, in 2020, only 80 percent of HOA members' votes are needed. Thus, the HOA could amend the covenant regarding metal fences in 2012 or 2013—to be effective in 2010—with 80 percent of votes. Doing so would make it clear that the HOA does not intend to enforce the blanket provision against metal fences. Tom Skinner also said that if the Board does not enforce a covenant provision for 6 years, the right to do so is waived. Also, if 3 or more homeowners erect a metal fence and the Board does not enforce the covenant, this can be considered a waiver

HOA members were asked to review the covenants to determine if other amendments are needed and convey this information to the BOD.

ELECTION OF THE 2012-2013 BOARD OF DIRECTORS

A motion was made and seconded to elect the five nominees for the five BOD positions. All present and all but one proxy/ballot voted to elect the five nominees.

The meeting was adjourned at 11:00 a.m.

Immediately following the meeting the BOD met informally to elect officers. The results were as follows:

Janet O’Keeffe:	President
Bryan McGann:	Vice President
Robert Atwell:	Treasurer
Paul McWhinney:	Secretary
Mike Elder:	At Large

An informal discussion was held about the 1.5 lots that have not paid their dues and about possible actions the HOA can take to deal with trees on personal property that pose a threat to the community or individual HOA members. Janet O’Keeffe will ask Tom Skinner if the HOA can remove a tree that presents a clear and present danger (when the owner refuses to do so) and then bill the lot owner.

During the Board Meeting that immediately followed the Annual Meeting, the BOD discussed the need to investigate whether to have an additional hydrant installed midway through the neighborhood, and if so, that the HOA would pay for it. Bob Atwell said he would inquire about the cost.