

**Meeting Minutes**  
**Olde Ferry Estates Annual Home Owners Association**  
**July 3, 2010**

**1. Call to Order**

The meeting was called to order at 10:30 AM by Janet O’Keeffe, President

**2. Members Present**

Owners of 35 lots were present in person  
Owners of 6 lots were represented by proxy  
Total membership represented was 41 of 56 (73%)

**3. Treasurer’s Report**

**2009 -2010 Finances**

A summary of the finances for 2009 – 2010 was presented by Tom Eddy (see attached).

Noteworthy items were:

- Expenses -- approximately \$27,000 has been spent in preparing the roads for conversion from private to state maintained status.
- Cash Balance on hand is \$14,479. This includes 2010-2011 dues for 20 of 39 property owners.

**2010 – 2011 Budget**

The 2010-2011 budget is \$10,484 (see attached). No major expenditures are expected.

**4. Improving the appearance of OFE**

The Board announced that it has unanimously agreed that improving the appearance of OFE is a priority in the coming years. The purpose of this initiative is to comply with the covenants; to maintain / increase the OFE property value and to make OFE an attractive and pleasant place to live and visit.

In addition to the HOA’s responsibility to maintain the common areas, each property owner has an obligation to keep their property neat, clean and orderly whether or not it has a permanent structure. The bylaws specifically require that “a forty foot strip of land back from the property line abutting the roadways shall be kept clear of all dead trees, underbrush, fallen limbs and branches.” Additionally, other significant dead and fallen trees and branches must be removed. In addition to improving the appearance of the OFE subdivision, their removal will reduce fire hazards. To support homeowners to comply with these requirements, the board will:

- Arrange for a pickup of woody debris on the roadside at specific times during the year – no more than quarterly. The date will be announced in advance so that property owners can arrange to have the trees, brush, etc. ready for pick up.
- Provide contact information for local services to clear downed branches, trees and underbrush if the owners are unable to do it themselves.

**5. Roads**

Cliff Disbrow presented an update on the roads. Upgrading of the OFE roads to meet NC DOT standards has been completed. Only a couple minor improvements need to be made in

order to pass state inspection (e.g. installation of stop signs, addressing possible erosion of ditch near former gate, and re-seeding in the fall to ensure that all areas abutting the roads are covered in grass). Funds have been allotted for these improvements. Subsequent to the meeting, stop signs have been installed and the grass on the newly seeded areas is taking root.

#### **6. Street Lights**

The OFE HOA has purchased the street lights since Halifax is discontinuing this type of light. The current, more attractive light and pole will be maintained by the HOA and will result in a reduced electric bill.

#### **7. County Water**

The change in the roads from private to state maintained offers the opportunity to have county water available for OFE. In the coming months, the board will obtain specific information on the process including:

- Availability of federal funds for installation
- Connection process – installation of “T” connectors for future connection to homes and connection to homes.
- All fees and costs involved
- Fire hydrant placement

Homeowners will be notified as soon as this information is available and posted on the OFE website.

#### **8. Review of By Laws and Covenants**

In the coming year the Board will review the OFE By Laws and Covenants to determine if revisions are needed. The BOD invited input from all property owners and will do so again via e-mail once the process is begun.

#### **9. New Board**

The following members were elected to the OFE board: Bob Atwell, Cliff Disbrow, Janet O’Keefe, Bryan McGann and Sherry Williams. After the homeowners meeting the Board met and selected the officers as follows:

- President – Janet O’Keefe
- Vice President – Cliff Disbrow
- Secretary – Bryan McGann
- Treasurer – Bob Atwell
- Member at large – Sherry Williams

Bruce McWhinney, Secretary

OFE Lot 11

214 N. Robinson Drive