

# **OFE ANNUAL HOMEOWNERS MEETING – JULY 20, 2019**

**STARTED 10:15 AM – ENDED 11:00 AM**

## **In attendance:**

Kerins	Tim	- IN ATTENDANCE
Murray	Gary	- IN ATTENDANCE
Hammer	Jeanne	- IN ATTENDANCE
McGann	Bryan	- IN ATTENDANCE (7 PROPERTIES)
Winchell	William	- IN ATTENDANCE (2 PROPERTIES)
Albimino	Mark & Linda	- IN ATTENDANCE
Burke/O'Keeffe	Larry & Janet	- IN ATTENDANCE
Connell	Bill	- IN ATTENDANCE
Palmer/ Lawlor	Dave & Susan	- IN ATTENDANCE
Mohammed	Raphael	- IN ATTENDANCE

## **18 properties represented**

## **Proxies:**

Holmes	Todd & Debra	- PROXY
Dixon	Erik & Amy	- PROXY
Hughes	Dan & Mary	- PROXY
McWhinney	Peg & Bruce	- PROXY
McWhinney	Jonathan	- PROXY
Dyer	Jim & Ruth	- PROXY
Wright	Gerry & Carol	- PROXY
Peacock	Gary	- PROXY

## **8 properties represented**

**A total of 25 properties represented. A quorum requires 10 properties to be represented in person or by proxy. The minimum requirement was met.**

## Agenda / Discussions

The meeting was brought to order by Janet O’Keeffe – President, OFE HOA

A new homeowner—Raphael Mohammed—introduced himself.

**I. The OFE 2018 annual meeting minutes** were sent out to OFE HOA members for review prior to meeting. Motion to approve – J O’Keeffe – Second – B McGann – unanimous approval.

### **II. OFE Treasurer’s Report / Proposed Budget & Vote – Bill Winchell**

- 2019 – 2020 dues collected and deposited for 32 out of 34 properties
- No bills outstanding for fiscal year 2018 – 2019
- 2018 – 2019 – Source & Application of Funds
- 2018 - 2019 Budget vs Actual Expenses
- 2019 – 2020 Budget

Motion to approve – J O’Keeffe – Second – B McGann - unanimous approval.

### **Lot purchases**

- To date, 8 lots have been purchased; 4 lots remain to be purchased.
- The plan is to purchase all of the remaining lots by 2022.
- Individual HOA members may also purchase a lot, as two members already have.
- Once all lot purchases are completed the funds allocated for lot purchases will be used to replenish reserves. This will enable the HOA to handle unexpected expenditures without a special assessment. It will also allow the HOA to pay for expected future expenses.

### **Special assessment for road repairs needed to have the NC DOT take over East Point Drive**

J O’Keeffe reported that NCDOT had accepted the road, but that formal acceptance needed to be made by an official entity that only meets once or more per year. Thus, we may not get formal notice of acceptance for

many months. When OFE roads were first put into state maintenance, it took over a year for OFE to receive the notice of formal acceptance.

### **III. Election of OFE board members**

5 OFE home/property owners were on the ballot: B. McGann, J. O’Keeffe, L. Burke, W. Winchell, Jeanne Hammer

Motion to approve – J O’Keeffe – Second – B McGann - unanimous approval.

### **IV. Establishment of a Committee to develop HOA rules and a Committee to review the Bylaws and Covenants and make recommendations for changes**

Janet O’Keeffe stated that the HOA has the ability to amend the Covenants in 2020 with only 80 percent of HOA members voting. After 2020, 100 percent will be needed unless we amend the Covenants to require a lower percentage.

The Bylaws also need to be reviewed to determine if changes are needed; e.g., to require, staggered terms for Board members.

She asked for volunteers to review the documents to determine what changes are needed and/or desirable. (HOA members were reminded that all OFE documents are online.)

In addition, the Board will develop rules and regulation with HOA members input to provide guidance to members about certain OFE covenant provisions and key provisions of the Bylaws. The president asked HOA members to send her copies of the rules and regulations for their primary residence HOAs and to provide input on issues that they feel should be addressed in the rules, e.g., burning wood on hot summer weekends with the resulting smoke irritant.

Bryan McGann, Tim Kerins, and Mark Albimino volunteered to serve on the committee. The President will email members not in attendance to request that they volunteer. The more members, the less time will be required for the review process.

## **V. Discussion of potential opportunity for High Speed Internet for OFE**

Larry Burke presented information about efforts being made by himself and members of nearby HOAs, e.g., River Bend, Pasture Gate, Robinson Ferry Estates, Harbor Landing, Pine Bluff, to get Charter/Spectrum to provide high speed internet in the area.

Charter-Spectrum's engineering department is currently evaluating whether it is feasible to provide high-speed to the communities in our area now. If they decide to provide it, it may be another 12-18 months until it is available.

He also discussed another option for high speed internet – using a custom designed system to access an ATT data tower near the lake. He said that anyone interested should contact him.

## **VI. Discussion of options to deal with deer damage to landscaping**

In the last few years, the deer population has increased resulting in extensive damage on several properties. With the recent removal of trees from approximately 160 acres of land along Robinson Ferry Road for the solar farm. Janet O'Keeffe discussed the option of individual homeowners obtaining permits in the hunting season for bow & arrow hunting so that guns would not be fired in OFE.

David Palmer said that he hunts using a cross bow and that it might be possible to obtain a damage permit for hunting all year in order to cull the herds. Janet O'Keeffe said that she would look into it and also contact Josh Shores who owns the tree farm on Willie Robinson Road about permission to hunt on his property.

## **VII. Other Topics**

### **OFE Homeowner listing by lot number**

A list of all homeowners—their lot number and lake address, and their email address—was distributed to everyone at the meeting. Members were encouraged to ensure that the information was current and to be in contact with their neighbors about mutual concerns. A copy will be sent by

post to all those not in attendance with the next print mailing to the HOA.

### **Communications with Members**

Janet O’Keeffe asked if any of those present read email on phones only and a few members responded yes. She discussed the need to mail certain communications to HOA members by post to ensure that they would be read, e.g., proposed covenant and bylaw amendments. This will require expenditures for the costs of print mailing.

**The meeting was adjourned at 11:00 AM.**