

OFE ANNUAL HOMEOWNERS MEETING – JULY 28, 2018

STARTED 10:15 AM – ENDED 11:105 AM

In attendance:

Warren	William	- IN ATTENDANCE
Godbolt	Benjie & Terri	- IN ATTENDANCE
Kerins	Tim & Alicia	- IN ATTENDANCE
Murray	Gary & Stephanie	- IN ATTENDANCE
McWhinney	Bruce & Peg	- IN ATTENDANCE
Dyer	Jim & Ruth	- IN ATTENDANCE
McGann	Bryan & Joanna	- IN ATTENDANCE (8 PROPERTIES)
Winchell	William	- IN ATTENDANCE (2 PROPERTIES)
Albimino	Mark & Linda	- IN ATTENDANCE
Burke/O'Keeffe	Larry & Janet	- IN ATTENDANCE
Connell	Audrey & Bill	- IN ATTENDANCE

11 IN ATTENDANCE – REPRESENTING – 19 PROPERTIES

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Proxies:

Atwell	Robert & Ginny	- PROXY
Elder	Mike & Jan	- PROXY (2 PROPERTIES)
Holmes	Todd & Debra	- PROXY
Dixon	Erik & Amy	- PROXY
Hughes	Dan & Mary	- PROXY
McWhinney/Hammer	Paul & Jeanne	- PROXY
McWhinney	Jonathan	- PROXY

7 PROXIES – REPRESENTING 8 PROPERTIES

A Quorum requires 10 lot owners 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
- All OFE homeowners attending identified themselves: name, property, part time vs. full time.
- **The OFE 2017 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
- **OFE Treasurer’s Report** – L. Burke (standing in for B Atwell – resigned April 2018 because he is selling his home)
 - 2018 – 2019 dues collected and deposited for 33 out of 34 properties
 - No bills outstanding for fiscal year 2017 – 2018 as of July 21, 2018
 - 2017 – 2018 – Source & Application Of Funds
 - 2017 - 2018 Budget vs Actual Expenses
 - 2018 – 2019 BudgetMotion to approve – J O’Keeffe – Second – B McGann - unanimous approval
- **Lot purchases / Dues**
 - OFE dues raised by \$30 two years ago to pay for lot purchases from Sundial Homes (from \$295 to \$325).
 - To date, 7 lots have been purchased; 5 lots remain to be purchased.
 - The plan is to purchase all of the remaining lots by 2022.
 - Once all lot purchases are completed, and the HOA has sufficient reserves (as specified in our Covenants), the HOW will have the option to lower annual dues and/or use some of the funds to improve landscaping, or other OFE projects.
- **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
(In past years, the OFE Board meets after the HOA meeting to vote for its officers: president, vice president, treasurer, and secretary. Because Jeanne

Hammer was not able to attend the meeting, the vote will be deferred to a later date. In the interim, the BOD members will remain in their current positions.)

- **Special assessment for road repairs needed to have the NC DOT take over East Point Dr.**
 - OFE covenants state that OFE homeowners maintain the roads unless they are part of the NC DOT system.
 - Roads within OFE were put in the NC DOT system several years ago. NC DOT is responsible for road repair, mowing, clearing snow/ice. Because we had public roads, we were able to bring county water into OFE and to have fire hydrants installed.
 - East Point Dr was not taken over by the NC DOT because at the time, it did not meet the NC DOT requirement of 4 houses on the road.
 - A fourth home will be completed on East Point Dr. in the next few months, making the road eligible to be taken into the NC DOT system.
 - In order for NC DOT to accept the road, trees and growth in the drainage ditch needs to be removed, the shoulder of the road needs to be re-grades, a section of asphalt needs to be replaced, and numerous cracks need to be sealed. We also need to have the shoulders seeded with grass to reduce dirt runoff. The estimates we have received so far are in the range of \$5,000, but we need to get a new punch list from NCDOT in September before we know the final cost. We anticipate that the special assessment will be between \$125 and \$150 per lot.
 - Once we have the revised punch list and the bids for the work, the BOD will determine the amount of the assessment and inform HOA members. The assessment will be due 60 days after notice.

- **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. A copy will be mailed by post to all those not in attendance.

- **OFE Website Reminder**

The Secretary, L. Burke, reminded all in attendance that all OFE documents and annual meeting information and minutes are posted on the web at: www.oldeferryestates.com

– **OFE Rules**

- The President provided an overview of a plan to develop an OFE HOA Handbook that would summarize in plain English the major provisions of the covenants and bylaws, and would elaborate rules based on Covenant provisions that are stated in only general terms. For example, one Covenant prohibits activities that are a “nuisance or annoyance to the neighborhood.” The rules would elaborate such activities, to include outside noise after 9 PM; fireworks; and parking on the road, road shoulders, and other member’s property.

Some HOA members mentioned concerns about the operation of boats and jet skis at excessive speed too close to the shore line, docks, etc. Another noted that Lake Gaston boating regulations in North Carolina prohibit jet ski operation at more than idle speed within 100 ft from the shoreline, docks, and that NC Wildlife would need to enforce the law.

- The President asked HOA members to send her issues that they believe the rules should address. She said that once a draft version was developed—before the end of the year—it would be sent to all HOA members for their review and input.

– **Discussion of Topics Raised by Members in Attendance**

- Several HOA members raised issues related to the large numbers of renters in some rental properties, including noise, parking, fireworks, and trespassing.

A major concern was safety, with some members stating it was no longer safe for them or their families to walk on the roads because of excess number of cars, and excess speeds.

The president said that if all five rental properties were rented at their advertised occupancy for the three summer months, there would be 1,200 renters in a community with 10 full-time residents.

- One HOA member asked why a house with septic permit for 3 or 4 bedrooms was allowed to have 27 occupants.

The President responded that she is researching the matter of septic permit occupancy limits and has been in touch with the State Department of Health and Human Services, which oversees onsite wastewater systems.

No action by the OFE board will be taken regarding the exceeding of septic permit occupancy limits until the legal issues are clarified. When that is done and reviewed by our attorney, those limits will be communicated to all OFE homeowners.

- The owners of OFE rental properties said that they established rules for their renters, which, if broken, would result in immediate eviction from the rental property. One said that if HOA members were disturbed by noise, they should call the sheriff, but police coverage for Warren County is very limited, and the President said that she had been told in the past that noise complaints would be at the bottom of the priority list.
- The President suggested that anyone renting their house should provide their phone number to the neighboring properties—up to three houses on each side—so if a problem occurs, they can be contacted to address it. Sometimes noise is heard three lots from the rental house. She also suggested that landlords require a “fine deposit” and if the landlord is fined because the renters violate the rules, then the fine deposit would be forfeited.

The OFE rental property owners said that anyone could call them at any time—day or night—if a problem arose, and they will address it.

- The meeting was adjourned at 11:10 AM.