

OFE ANNUAL HOMEOWNERS MEETING – JULY 30, 2022

STARTED 10:06 AM – ENDED 11:23 AM

In attendance:

Spires	Kristin/Dan Phyllis/JJ	-IN ATTENDANCE
Davey	Bill	- IN ATTENDANCE
Holmes	Todd/Debra	- IN ATTENDANCE
Conroy	Courtney	-IN ATTENDANCE
Fernandez	Lindsay	-IN ATTENDANCE
Hammer	Jeanne	- IN ATTENDANCE
McGann	Bryan & Joanna	-IN ATTENDANCE (4 PROPERTIES)
Winchell	William	- IN ATTENDANCE (2 PROPERTIES)
O'Keeffe	Janet	- IN ATTENDANCE
Funderburk	Bennett	-IN ATTENDANCE
Palmer/ Lawlor	Dave & Susan	- IN ATTENDANCE
Beebe	Brian/Anne	- IN ATTENDANCE

16 properties represented

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Proxies:

Barber	Jeff & Danielle	-PROXY
Elder	Rita & Bill	- PROXY
Evans	Brandon & Heather	- PROXY
Elder	Mike & Jan	- PROXY
Mohammad	Raphael & Andrea	- PROXY
Kerins	Tim & Alicia	- PROXY
McWhinney	Peg & Bruce	- PROXY
McWhinney	Jonathan	- PROXY
Daves	Scott & Karen	- PROXY

12 properties represented

A total of 28 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 Bill Winchell– President, OFE HOA

An introduction of all HOA Members attending the 2022 Meeting

I. The OFE annual meeting minutes – Due to Covid OFE HOA has not met since 2019. The 2019 minutes were approved. No meeting notes to approve for 2020 or 2021 due to no HOA meetings held in those years.

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

- 2022 – 2023 dues collected and deposited for 32 out of 34 properties
- No bills outstanding for fiscal year 2021-2022
- 2021-2022 – Source & Application Of Funds
- 2021-2022 - Budget vs Actual Expenses
- 2022-2023- Budget

Motion to approve – Unanimous approval HOA Board and Members attending

Lot purchases by HOA

- To date, 8 lots have been purchased; 2 lots remain to be purchased.
- The plan is to purchase the 2 remaining lots in this physical year. The approved lot purchase for the previous year was never completed. The board plans to close on both remaining lots at the same time this year.
- Individual HOA members may also purchase a lot at cost for septic repair purposes only.
- 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.

III. Election of OFE board members

Seven OFE home/property owners were on the ballot for the Board:

B. Winchell, C. Conroy, M. Elder, S. Lawlor, B. Funderburk, B. Davey, B. Beebe

2022/2023 Board Members Voted In (Positions Agreed to by New Board):

President: Bill Winchell

Vice President: Bill Davey

Secretary: Courtney Conroy

Treasurer: Brian Beebe

At Large: Mike Elder

Motion to approve – B. Winchell- Second- C. Conroy

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

The Forum discussed forming Committees on several topics: Please email Bill Winchell & Courtney Conroy with your Committee Interest for any or all the following.

Covenants:

- Recommendations for Changes

Boat Dock:

- Forum unanimously voted to revisit quotes from 2020/2021 as costs have changed.
- Action item for committee to create a letter of intent to all mailboxes in OFE & RFE with updated quote information so we can gather a list of those willing to Contribute. Mark Ensor of RFE has volunteered to communicate with the RFE Neighborhood, as they have no HOA

Streetlights:

- LED options for OFE Street Lights

Cemetery:

- Jeanne Hammer has done research, Bill Davey has done research, both have

been provided with different information. Brian McGann has volunteered to research Duke Law Library for any information to share with the HOA members. Jeanne Hammer met with Historian Stephanie Mills Trice as she is currently working on a history project. Jeanne will communicate to the HOA members after her next communication with Stephanie

Boat Storage:

-Research the local options for Boat Storage at the multiple storage yards

Street Parking:

-Renters parking on streets and cul-de-sac, options to hinder this

Speeding:

-Review of the current NC State Laws and our options- i.e. Speed Bumps/
State speed sign

V. The Bylaws will be reviewed by the HOA Board to determine where changes are needed. Once the Board has reviewed, we will send for an official HOA Vote

VII. Other Topics

Neighbors looking to thank Mark Ensor of RFE for the weekly mowing of our Joint Entrance and his side mowing up to the OFE Neighborhood Entrance.

Ideas: Gift Cards

OFE Homeowner listing by lot number

Courtney Conroy has circulated an Updated HOA Members list to include Lake Lot Numbers addresses and contact information.

The meeting was adjourned at 11:23 AM.