

OFE LOTOWNER MEETING – SAT., JULY 1, 2017

START – 10:00 AM – END TIME – 10:40 AM

ATTENDEES - 11 – REPRESENTING 18 lots

Mark Albimino

Robert Atwell

Janet O’Keeffe

Tom Eddy

Hank Grouch

Dan Hughes

Tim Kerins

Bryan McGann – 8 lots

Paul McWhinney/Jeane Hammer

Bill Winchell - 2 lots

PROXIES - 6:

Bruce McWhinney

Johathan McWhinney

Scott Daves

Erik Dixon

Mike Elder

William Warren

MINIMUM REQUIREMENT FOR QUORUM MET:

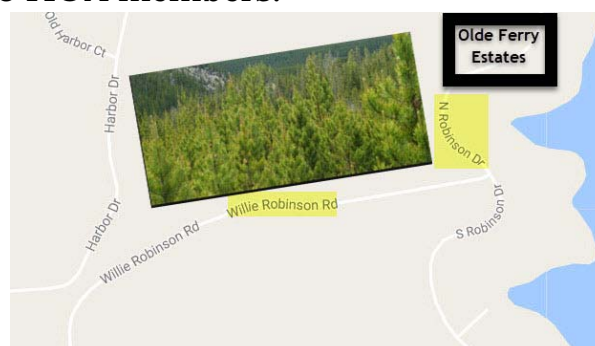
10 LOT OWNERS in person or by proxy

AGENDA / DISCUSSIONS

- Meeting brought to order by Janet O’Keeffe – Pres OFE HOA
- OFE 2016 annual meeting notes sent out to HOA members for review prior to meeting. Unanimous approval of minutes by attendees.
- Outside speaker – Warren County Sheriff Johnny William – Neighborhood Watch
 - o Crime at Lake minimal.

- Encourages alarm systems.
 - Perpetrators usually from land, not often from lake.
 - Thieves looking for items that can be easily pawned – e.g., electronics, jewelry.
 - Best prevention is information gathered and reported by neighbors being alert and vigilant.
 - OFE BOD needs to determine Neighborhood Watch best practices and communicate them to HOA members for review and input. Those considered relevant should be put into practice by the community.
 - Sheriff's suggested that a Neighborhood Watch sign be posted in the community, with stickers posted at houses and mailboxes. Person to contact at Sheriff's office about obtaining sign, stickers, and booklet about the program - Alice Wilkerson – 252-257-3364. L. Burke will follow up.
- Treasurer – Report – Robert Atwell
- Reviewed 2016-2017 financials and projected budget for 2017-2018 previously sent to all HOA members. Minimal variances discussed. The 2017-2018 budget was approved by acclamation, with dues set at \$325.
 - Dues collection - 7 HOA members have not paid as of meeting date, 7/1/17. Robert Atwell will follow up.
- Election of proposed slate of board members for 2017-2018. Vote by acclamation.
- R Atwell
 - L Burke
 - B McGann
 - J O'Keeffe
 - W Winchell
- A few members expressed concerns about the high occupancy of some rental properties—noting that on one weekend, one house had 20 cars parked in the driveway and on the grass on both sides of the road. One member noted that some OFE rental properties are advertised online as sleeping substantially more people than the septic permit allows, e.g., 28 vs. 6-8. One property was rented by a prior owner to large numbers of people and experienced a septic failure with effluent on the lawn. There was general agreement among the HOA members present that issues related to high occupancy were a concern. The OFE BOD will look into this county ordinances regulating occupancy and consider what actions to address the problem are possible and advisable.
- Currently, there are 4 rental properties in OFE.
 - Hank Groch commented that he never had issue with renters on West Pointe Dr., where he lives. B McGann/W Winchell stated that they do a very thorough screening of renters.

- Members agreed that owners who rent their houses should be reminded to inform renters that they cannot park any vehicles and trailers on the grass alongside the roadway because it damages the grass, particularly after a rainfall.
- NC forestry service staff member visited OFE at request of the President to discuss proper management of wooded areas. He recommended that the pine trees on N. Robinson Drive, near West Pointe Drive, be significantly thinned and that the drainage ditches in the same area and on East Pointe Drive be cleared of growth. The trees are growing on a thin ridge and when they grow taller, they will be at high risk for falling down, particularly in a storm. Funds to do this are already allocated in the budget. Janet O’Keeffe will oversee this work in February 2018.
- One HOA member raised issue of boat storage on front lawns. Currently the owner at 210 N Robinson Dr. is doing so. The issue is similar to the situation where an aboveground gas storage tank was placed in the front of a yard. OFE BOD members said that they will look into the matter.
- Slow down/caution signs have been installed throughout OFE because of speeding through the neighborhood.
 - Olde Ferry Estates/Robinson Ferry Estates is a residential community, with now sidewalks or paths for walking, cycling, motorized carts, running, etc.
 - The HOA encourages all residents, guests, construction people, vendors, delivery services to drive 25 mph or less on our roads.
- Josh Shores – 212 N Robinson Dr. purchased forest on Willie Robinson Drive between intersection of Willie Robinson Drive and intersection N & S Robinson Drive (see map below). All growth was harvested before Josh Shores purchased lot several years ago. Josh replanted the area two to three years ago. Josh Shores and Janet O’Keeffe – Pres. OFE HOA members Association, will be meeting with a representative of the State to discuss wildlife management, e.g, deer, fox, beaver, etc. Janet will write a report on discussions, the recommendations provided and send it to HOA members.



- The HOA members presented welcomed Mark and Linda Albimino to OFE. They will start building on lot #20 later this summer.
- Meeting adjourned – 10:40 AM