

Meeting Minutes

Board of Directors Olde Ferry Estate Homeowners Association March 4, 2008

Members Present:

Janet O’Keeffe, President
Cliff Disbrow, Vice President
Tom Eddy, Treasurer
Sherry Williams, At-Large Member

Members Absent:

Bruce McWhinney, Secretary

Call to Order and Approval of Minutes of February 4, 2008

The meeting was called to order by Janet O’Keeffe, President.
The minutes of the 2/4/08 Board meeting were approved as distributed.

Treasurer Report

Tom Eddy reported that all HOA members have now received an invoice for dues owed.

Homeowner Dues Question.

One homeowner has requested that approximately \$4000 in expenses they incurred for the benefit of the Association members—i.e. bringing Willie Robinson Road under state maintenance and maintenance of N. Robinson Drive—be applied to their outstanding and future dues obligation. The Homeowners provided documentation of all their expenses.

The Board agreed to provide a credit equal to the outstanding dues but not future dues. Janet stated that she would draft a formal resolution that would describe the issue and the Board’s rationale for granting a limited credit, have it reviewed by the HOA’s attorney, and send it to Board members for their vote.

Vacant Lots

In order to reduce the fire hazard on vacant lots as well as improve their appearance, the Board will send a letter to all lot owners requesting that they clean their lots of dead wood.

Architecture rules

Cliff Disbrow will review the current architecture guidelines and explore the need for changes.

Roads

The Board continued its discussion about road repair and maintenance. The Board needs to obtain additional information to inform any decisions regarding state maintenance , i.e. estimates for repairing current broken-down shoulder areas and the area before the gate as well as repaving. However, even if it is deemed in OFE’s interest to have the state maintain the roads,

based on information Janet obtained from the NCDOT, OFE may not currently meet the new density requirements for the State to assume the cost of maintaining roads.

If the roads will not be state-maintained, we will also need to get an estimate on how much it would cost to lay the pipe to bring county water into the subdivision—primarily for fire hydrants—which would reduce our homeowners' insurance bills.

Defibrillator

Cliff will check into the cost of purchasing a defibrillator unit for use by OFE HOA members in the event of an emergency.

HOA Member Meeting

The next meeting of the HOA members will be scheduled at the end of March rather than in April because Janet will be taking a medical leave beginning March 30th. Cliff Disbrow, Vice President, will assume the responsibilities of the president while she is on leave.

Bruce D. McWhinney
214 N. Robinson Drive
Lot 11