

**Meeting Minutes
Board of Directors
Olde Ferry Estates HOA
May 18, 2010**

Members Present:

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

Call to Order:

The meeting was called to order at 10 AM by Janet O’Keeffe, President

Minutes:

The minutes of the March 31, 2010 meeting were approved via email.

Road Update:

Road work will begin next Monday due to a weather delay this week. Cliff will be here to oversee the work. After the road work is completed, OFE will need to do some seeding to get ready for NCDOT to assume responsibility for the roads. Cliff will discuss the placement / removal of the boulders at the corner of Willie Robinson Road and a way to maintain the corner so it is not damaged by traffic.

Sherry met with Macon Robinson from Warren County. He will be looking for DOT approval of our roads. Mr. Robinson noted that we are in the queue to get funds for water.

Delinquent Dues:

- RAC – board approved filing a lien after sending a demand letter for a response within 30 days. RAC is in arrears by 3 years as of July 15, 2010.
- Other dues issues have been resolved.

Lawn Mowing

Even after the state takes over the roads, there may be a need to have the common grass areas / roadsides mowed more frequently / upon request. Tom Eddy will speak with Ray Robinson to determine if he is interested in the mowing and what he would charge.

Covenants:

- At the upcoming meeting in July, the homeowners will be informed that the HOA Board will review the covenants in detail and will ask for their input on issues that require particular attention.

- **Fences** – a new neighbor has requested permission to install a fence. The covenants state that a “metal” fence is not permitted. The board will draft architectural guidelines based on covenants and bylaws addressing all structures on OFE properties.

- Other issues identified in the covenants for further discussion included:
 1. Article III
 - a. 8b – trash, weeds, etc on lots
 - b. 9 -- fencing
 - c. 10 – clearing of trees on lots
 - d. 10c – clearing of 40 foot strip of land
 - e. 11 – mail boxes
 - f. 16 – control of animals
 - g. 15 and 19 – unsightly objects – e.g. oil / gas tanks.
 - h. Rip rap requirement – is it possible to require such.
 - i. Article V 5 – election of officers needs to be clarified.

Annual Meeting

A notice of the Annual Meeting scheduled for July3, 2010 will be sent out by Larry Burke. A request for nominations will also be made.

Next Board Meeting

The next meeting of the board will be held in September and will focus on review of the covenants.

Bruce McWhinney, Secretary
214 N. Robinson Rd.
Lot 11