

**Meeting Minutes**  
**Olde Ferry Estates Annual Home Owners Association**  
**July 3, 2009**

**1. Call to Order**

The meeting was called to order at 4 PM by Janet O’Keeffe, President.

**2. Members Present**

Owners of 38 lots were present in person  
Owners of 3 lots were present by proxy  
Total member representation was 41 of 56 lots (73%)

**3. Churchill Fire Department**

The Assistant Chief of the Churchill Fire Department welcomed the OFE homeowners and provided some fire safety tips:

- Reflective house number signs are available from the Fire Department, which strongly recommends their use by all residents to enable quick identification of a residence in the event of an emergency.
- All driveways should be kept clear of limbs and brush to facilitate emergency vehicle access if needed
- Gratitude to OFE was expressed for its support of the Churchill Fire Department

**4. Treasurer’s Report**

**a. Cash Balance**

Cash on hand is \$28,875.43  
Dues for 20 homeowners for ’09-10 are still outstanding (due July 15)

**b. Budget ’09 – ’10**

Road upgrade to state standards is budgeted at \$22,500  
After receipt of all outstanding dues and the payment of the \$22,500 above, the cash balance for ’09-’10 is projected to be \$11,993.43

**5. OFE Roads**

Cliff Disbrow presented information on the repairs needed and related costs to upgrade the OFE roads in order for NCDOT to assume responsibility for their maintenance. There was extensive discussion about the roads at this and the last annual meeting on the relative merits of turning the roads over to NCDOT. On the positive side this is a wise

financial decision – the needed upgrades to meet DOT standards in the future will only increase and maintenance / replacement of the road could present a significant financial burden to the OFE homeowners if OFE retains responsibility. Additionally, once the roads are turned over to the state, OFE can apply for installation of county water. On the “con” side – there can be a perceived property value loss due to the elimination of the “gated community” status.

A member asked if the HOA had obtained multiple bids for the road work. Cliff Disbrow responded that we had not for several reasons:

1. The NC DOT told him that we could be sure that Rightmyer—from whom we requested the bid—would do the work correctly- i.e. in accordance with NC DOT requirements.
2. Other Board members spoke with members of other Lake subdivisions with experience doing road repairs and also heard that Rightmyer would do the work correctly.
3. Rightmyer provided an estimate of \$90,000 for resurfacing the road and other HOA’s with whom we’ve spoken had to pay over \$100,000 for repairs, so we believe the current bid is reasonable for the amount of work required.

The Board president stated that she had spoken to several owners in Robinson Ferry Estates about contributing to the cost of repairs outside the OFE gate and most said they would.

**The following resolution was proposed:**

**“OFE HOA approves the conversion of OFE roads to public roads and the initiation of improvements to meet NC DOT standards for such a conversion”.**

The resolution passed 30 to 10.

## **6. Fire Hazard Mitigation**

Several suggestions were made to mitigate fire hazards at OFE:

- All residents clear dead trees and downed branches and brush from their lots, particularly undeveloped lots that are next to developed lots
- Create a larger fire break between the two sides of the road
- Install a “dry hydrant” at the corner of Robinson Drive and Willie Robinson Road
- Clear the path/road to the lake at the end of Willie Robinson Road to allow easy access of a fire truck to the water

Each of these suggestions will be evaluated further.

## **7. Dog Behavior**

Several concerns were brought to the board relative to dog behavior in the neighborhood that was perceived as “threatening” particularly to children. A discussion ensued and the Board agreed to reiterate its request sent by e-mail in the week prior to the meeting: that all OFE owners, visitors, and renters respect the rights of other OFE owners, visitors, and renters by ensuring that their dogs are leashed or on a lead when they are outside the home—or that they be ‘restrained’ by an electric fence.

The Board also agreed that it would find out if Warren County had a leash law and would communicate this information to all HOA members.

## **8. Election of Board Members**

Cliff Disbrow, Sherry Williams and Bruce McWhinney were re-elected to the board by acclamation.

Bruce D. McWhinney, Secretary  
OFE Lot 11  
214 N. Robinson Drive