**Colington Harbour Association**

**Board of Directors Meeting**

**09/20/2016**

Mr. Hendricks called the Colington Harbour Board Meeting to order at 7:00PM at the Colington Harbour Club House. Those in attendance and constituting a quorum were:

Present: Hickman Finch, Bill Hentnik, John Collins, Sharon Wheless and Stephen Ornstein. Dennis Donaldson and was absent.

Others Present: Karl Kniffin (Village Realty), Elisabeth Silverthorne (Association’s legal counsel)

A moment of silence was observed.

Mr. Hendricks asked for a motion to approve the agenda.

Mr. Collins asked to add ACC policies under new business.

Motion: Mr. Collins

Approve agenda with changes.

Mrs. Wheless seconded the motion. VOTE: Ayes, unanimous

Mr. Hendricks asked for a motion to approve the 9/13/16 Board Meeting Minutes

Mrs. Wheless asked to table approval until all motions had been added to the minutes.

The following ACC report was given by Mr. Hopkins

There were nineteen approvals, which included six houses, two docks, three boat lifts, five fences, one roof, one retaining wall and one pool.

Board Member Reports

Mr. Hendricks reported the VFW Post 1950 will be doing their annual buddy poppy fundraiser on October 8th from 8am to 6pm at the front gate. It was moved due to weather.

Mr. Collins reported he had given a copy of the balance and income statement to the Board at the 9/13/16 meeting. There was discussion about a discrepancy of $12,000 in the capital reserve for the Yacht and Racquet Club. Mr. Collins has located the certificate and is working with Ms. Burgess to make the appropriate journal entry.

Mrs. Wheless reported within the next 90 days the contractual agreement with Village Realty will terminate. The Board is currently working on a thorough transition plan. Mrs. Wheless also announced she will be assembling a technical committee to address several items on the bringing the community up to date in certain technology areas. If someone would like to be on this committee contact Mrs. Wheless or the office. Mrs. Wheless has been updating “ A year in Colington Harbour” . There was a question about testing the water quality in the canals and whether this was still being done. Mr. Collins stated it had not since he had been on the Board.

Mrs. Wheless introduced Rosemarie Doshier. Mrs. Doshier is running for Dare County Commissioner District One.

**New Business**

**Sunken Vessels**

Mrs. Wheless reported on how she was able to have a sunken vessel removed.

Action: Mrs. Wheless

The process that was followed will be documented and provided to the office for future vessels.

**ACC/ Fence standards**

Mr. Collins questioned whether the Board can create a regulation outside the covenants which would be just as binding for enforcement of ACC regulations.

Action: Elizabeth Silverthorne

Research whether the Board can create a regulation outside the covenants which would be just as binding for enforcement of ACC regulations.

Motion: Mr. Ornstein

Organize a committee to review the process of enforcement for the ACC.

Mrs. Wheless seconded the motion.

There was discussion on the current process of approval by the ACC, and the problems arising with enforcing current regulations. Mr. Collins stated that the Board can vote against letting specific contractors through the gate without approved permits. If the contractor continues the work, regardless of being on a homeowner’s property, the Association can have that contractor arrested for trespassing. Mrs. Silverthorne stated that the covenants state that the homeowner is responsible for making sure the permit is obtained. A few ideas to improve control included; providing the guards with a current list of approvals and giving the contractor two permits, one for the site and one for the vehicle transporting materials. After the discussion the Board voted on the motion.

VOTE: Ayes, unanimous

Mrs. Beal had written a letter to the Board asking them to address and revoke a permit that was granted to a neighbor. The approved permit violates the harmony of design with the community.

Action: The Board

The Board will contact Mr. Beeferman about his barrier.

**Management Report**

Mr. Kniffin presented the following report.

**Rhodoms Drainage**

Merrel’s Asphalt has completed the drainage ditch to the specifications that he was instructed to by the Board. There was a 420’ by 2’ ditch dug along the corner property. It went up Harbour View and around down Rhodoms Drive. The rock was laid then the pipe and more rock on top to create a French drain system. There is still ponding on the roadway and the property. The men digging the ditch suggested in the future to also dig a basin at the corner of the two roads to help with the problem. Mr. Hentnik stated there was no swale on the property.

Action: Maintenance Personnel

The maintenance crew will create a swale on the property to help alleviate water on the road.

**Jetty Extension/ Bid Update**

The association will be requesting bids on three upcoming projects; the sound side park bulkhead, dredging of the main channel and extending the jetties the final 100 feet. Ivan Sawyer will be giving a bid. LSI Marine Construction will be creating engineered plans for the interior bulkhead of the sound side park so the bids will all be compared equally. They will present their bid on the bulkhead and jetties with the plans for the park by the end of next week September 29.

**Cameras at the Park**

There have been cameras installed at the sound side park. They have been up and running since August. There has been no vandalism issue since the install.

**Storm Debris Pickup**

The county has started storm debris clean up in Colington. They encourage people to put out their large household items now to help relieve some of the amount in October’s large item pickup. Emails have been sent out with current County pickup information.

**Motions that were made during the Board Meeting 9/13/2016.**

**Motion: Mr. Ornstein**

Approve the 9-13-16 agenda.

Mr. Collins seconded the motion. VOTE: Ayes, unanimous

**Motion: Mrs. Wheless**

To approve the July 19, 2016 Board meeting minutes.

Mr. Collins seconded the motion. VOTE: Ayes, unanimous

**Motion: Mr. Collins**

To approve the August 2, 2016 Board meeting minutes

Mr. Ornstein seconded the motion. VOTE: Ayes, unanimous

**Motion:** **Mr. Collins**

Change the time Mrs. Silverthorne should attend the morning Board meetings to 10:00 AM- 11:00 AM. Originally Mrs. Silverthorne had been asked to attend from11:00AM-12:00PM for legal counsel.

Seconded by Mr. Ornstein VOTE: Ayes, unanimous

**Motion: Mrs. Wheless**

Credit the partial lot accounts for the portion of the dues that was rounded to the nearest dollar. No refunds will be issued but the credit will apply to the next year’s dues. The Board will create a policy to apply for next year’s assessments to be calculated properly.

Seconded by Mr. Ornstein VOTE: Ayes, unanimous

Mr. Collins stated the bylaws will need to be changed and clarified to properly address the situation in the future.

**Member Comments**

Jim Soles had concern about a lot that is under contract to be sold and currently owned by the Association.  Mr. Soles asked the Board to consult with a real estate professional before making a decision in the future. Mr. Soles then made a suggestion to adopt a storm water drainage policy similar to the ones currently in place with the town of Kill Devil Hills and Nags Head.

Heidi Leo is concerned about the amount of vegetation being removed and dune disturbance by developers. Ms. Leo requested that the Association suggest to builders that they replant vegetation and limit the amount of dune disturbance that is happening.

Denise Collins requested a follow up to people parking in the helipad. Mr. Bob Hopkins was going to check with the county and the fire department on the requirements of the size of the pad. Mr. Hopkins stated the person he spoke with could not give a definite answer but said due to the size of the new helicopter and the location of the new pad at the Wright memorial, they might not use the pad in Colington anymore. Mr. Hopkins will follow up with his contact and report back when he hears. The Board noted their concern regarding the additional transportation time to the hospital if they no longer use the helipad in the marina.

A.M meeting notes will be posted to the website.

Motion: Mr. Collins

Adjourn meeting 8:23pm

Mrs. Wheless seconded the motion.   VOTE: Ayes, unanimous