

**FINAL MINUTES
COLINGTON HARBOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 21, 2010**

Roll Call & Verification of Quorum: Don Brady, John Collins, Frank Hendricks, Dennis Linkous, Melissa McAllister, and Ken Pagurek were in attendance. Present on behalf of Cape Management were Deke Bolte and Niels Moore.

Proceeding:

Meeting called to order in the Clubhouse at 7:08 PM by President, Ken Pagurek.. A moment of silence was observed.

The meeting agenda was reviewed and unanimously accepted.

The minutes of the August 17, 2010 Board Meeting were read silently. Mr. Pagurek noted that minutes should be amended to reflect Chairman Benz's chairmanship of the meeting. Mr. Collins motioned that the minutes be accepted as amended. Mr. Hendricks seconded the motion, all were in favor, and the motion carried approving the minutes as amended.

ACC Report: Bob Hopkins provided a brief ACC report, noting that the Committee had many applications pending approval.

Crime Watch Report: Jerry Raveling reported that the summer crime wave has seemingly ended. A number of arrests have been made for B&Es – particularly in seaside towns extending from Cape Hatteras to Kitty Hawk. Of note, Colington Harbour was not listed in the most recent Sheriff's crime blotter.

Comments from the floor: Mr. Raveling requested that the Board sponsor a 'Meet the Candidates' program for the Commissioner and Sheriff's offices. Ms. McAllister motioned that the Board approve the program, and provide *pro bono* copies and other support not to exceed \$100 in value. Mr. Pagurek seconded, and the motion carried unanimously.

Reports or General Comments from the President: Mr. Pagurek reported that the Long Range Planning Committee is to convene again, and Mr. Linkous and Mr. Bolte will coordinate efforts to perform an initial inventory of common property assets; Ms. Benz has been actively working on the covenants revisions issue, and resultant materials should be forthcoming shortly; Board members will convene another meeting shortly to review the CHY&RC contract; The Board invited George Wood to present his findings related to the pending CAMA major permit at the same meeting.

Reports or General Comments from the Treasurer: Mr. Collins reviewed the Board's plan to engage Burgess, Lowman and Lay, Certified Public Accountants, to conduct an audit of the Association's financials in conjunction with Cape Management; Mr. Collins read two letters from Cape concerning the Association's financials as well as foreclosures, and commended Cape for its work.

Reports or General Comments from the Member-at-Large: Ms. McAllister noted that a number of bulkheads were in need of repair within the community, and inquired if Mr. Bolte needed direction from the Board to initiate efforts to seek such repairs. It was noted, however, that revisions of the covenants were still necessary; Dare County will pick up community recycling bins at no charge, and Ms. McAllister motioned that Mr. Bolte seek a bid to construct recycling bin(s). Mr. Linkous seconded, and the motion passed unanimously.

Reports or General Comments from the 2nd Vice President: Mr. Brady motioned that the Board authorize up to \$100 for new maintenance yard signs. Mr. Hendricks seconded, and the motion passed unanimously; Mr. Brady noted that several homes on the 700 block of Harborview Drive required a swale, and motioned that the Association maintenance crew create these swales. Mr. Linkous seconded, and the motion passed unanimously; Mr. Brady motioned that the Board approve a joint holiday party between the Association and the CHY&RC. Ms. McAllister seconded, and the motion passed unanimously; Mr. Brady noted that the bus warning sign on Harborview Drive should be moved towards Sir Richard. Mr. Bolte indicated his maintenance staff would do so.

Manager's Report: Mr. Bolte highlighted the Property Supervisor's report in the meeting package, and indicated that the 4 new security cameras had been installed at the guard gate; The crime watch program is underway, and active within the community; Several quotes for the proposed bar code reader have been received in the \$9K+ range; 80K vehicles passed through the front gate over the past month.

Old Business:

- A. Bulkhead Replacement Project.** Mr. Pagurek indicated the project appeared complete, and the Board was awaiting clarification on payments.
- B. Paving Project Update.** Eric Morrison reported that he has contacted 14 prospective companies to solicit bids for the paving project. Of these companies, only two provided sealed bids. Mr. Morrison emphasized that the proposed work is to crack-fill and sealcoat the most distressed roads within the Harbour – this process is not the same as paving, and only approximately a third of the cost.
- C. Jetty Evaluation.** Lyn Small provided a written report with accompanying photos and diagrams on the progress of repairs on the South jetty.
- D. Groundwater Contaminant Assessment Request.** The Board reviewed a letter from Attorney Robert Hobbs in response to the Geological Resources right-of-access request.

Comments from the floor: Mr. Pagurek reopened the floor to comments. After all owners had an opportunity to be heard, Mr. Pagurek closed the floor.

Adjournment: A motion was made, seconded, and unanimously approved to adjourn the meeting at 8:41 PM.