

**Colington Harbour Association
Board of Directors Meeting
Minutes
9/15/2015**

The Colington Harbour Board of Directors met on September 15, 2015 at the clubhouse. Frank Hendricks, Hickman Finch, Dennis Donaldson, Sharon Wheless, Bill Hentnik, and Bob Burk were present. Karl Kniffin, Association Manager, and Courtney Fowler were present representing Village Realty. Elisabeth Silverthorne was present as the Association's legal counsel.

Mr. Ornstein called the meeting to order and informed members that no formal motions or actions were taken at the workshop held September 9, 2015.

Those present observed a moment of silence.

Approval of Agenda: On a motion by Mrs. Wheless and a second by Mr. Burk, the agenda was approved as submitted by all in attendance.

Approval of Minutes: Mr. Burk made a motion to approve the minutes as presented. Mrs. Wheless asked that the wording "policy change" be changed in the minutes to "procedure change" concerning the ACC discussion. Mr. Hendricks seconded the motion with the changes submitted by Mrs. Wheless and the motion passed by all in attendance.

ACC Report – Management let The Board know that Mr. Hopkins would be reporting on the ACC every other meeting.

Crime Watch Update-

Mr. Wheless gave a crime watch report which included the following; Deputies responded to three suspicious condition, which could be noises called in by residents or activities observed by deputies patrolling. Deputies responded to six disputes or disturbances which range from arguments among neighbors, to domestic type altercations that did not result in a crime. The sheriff's office received a request from one of the SROs to be around the main bus stop at the harbor entrance in the mornings due to the kids disrupting traffic by remaining on the roadways either on foot or on skateboards. There was one arrest for child support warrant service. The Community Watch Meeting took place on September 10th and there were seven people that attended including Lt. Creech. The Community Watch discussed surrounding ideas for improvements. A few ideas were having better street lighting, looking for patterns in crime, installing additional cameras on each street and at the gate, patrolling by community watch volunteers, more email blasts. Community Watch would like to have three to five people from each street keeping watch. They will be working with Mr. Burk on the Colington Harbour Day idea for the spring. Lt. Creech said he will be contacting Perry White in Nags Head to see if he has ideas for Colington's Community Watch. He has been very successful with other programs. Mr. Wheless is going to find out if the Colington Volunteer Fire Department can keep watch as they drive around and will also be contacting MADD to get involved with drunk driving. The community aging council wants to identify neighbors with needs so if you know of someone please let them know. Lt. Creech informed those present at the Community Watch meeting the only signs that are enforceable are the ones installed by the Department of Transportation. He will also find out the process of getting this approval and let Community Watch know how to proceed with signage. The Community Watch has a new email colingtoncrimewatch@gmail.com and Facebook page, search Colington Harbour Community Watch. The next meeting will be October 8th at 7 PM.

Board Member Reports /Comments –

Mr. Hendricks thanked all who participated with the VFW Fundraiser. It was very successful and raised \$1200 for the Disabled American Veterans.

Mr. Ornstein gave a brief summary to the members on the work shop discussions that took place recently. The votes for the proposed covenant changes that did not pass are currently being tallied by the office staff. This will give the Board a better idea of where the members stand on the proposed changes. The Board also discussed holding more meetings and workshops for owners to talk about what the proposed Covenant amendments. There was a letter sent to The Board about the large amount of geese in Colington Harbour and the concern of contamination because of them. The Board asked Management to contact the concerned owner to see if they would like to Chair a Committee to study the geese and possible contamination. The Board spoke about the flooding and drainage issues in the community. A Complaint Form will be posted on the website for members to fill out and submit to let the Board know where flooding is happening. There was a professional study (forty-two pages) done that the Board is reviewing. The office will be keeping a log of the areas of concern submitted by owners. Discussion took place regarding the next newsletter and how the Board would like more owners to get involved by submitting articles for possible inclusion in a future newsletter. There will be more on this in the upcoming newsletter. The Board discussed gate traffic and possible solutions to people breaking the rules at the gate. Mr. Donaldson offered to contact a traffic engineer and ask about getting official signage that is enforceable before a major accident occurs. The Board discussed changing the 25mph signs around the bus stop areas to 15mph but Mr. Donaldson stated in order to be enforceable DOT needs to install them.

Mr. Hentnik asked how much road is going to be widened at the gate area in regards to the Colington Road widening project. Mr. Hendricks stated there is a petition to stop the project around the businesses. Mrs. Wheless informed those present that there is a meeting at the Town Hall in Kill Devil Hills on September 17 at 7 PM.

Mrs. Wheless said she was working on responses to member letters that were received.

Mr. Donaldson stated there is old bulkhead material in the swimming area of the park and requested management have it removed due to safety concerns.

Mr. Burk gave an update that the collections are going well and there was some error in record keeping by the previous management company. He plans to have an updated Profit and Loss statement for the members to review by the next meeting. Mr. Burk also discussed getting a Committee together to plan Colington Harbour Day which would be a self-funded community day to get to know your neighbors and include other fun activities.

Member Comments

John Collins wanted to know the status of the response to his letter to the Board in regards to the Conflict of Interest Policy. Mr. Ornstein stated Mrs. Silverthorne was working on it. He also questioned the hours of the maintenance department and wanted to know why someone was in the park on Sunday cleaning the park trash when they are only scheduled for Tuesday and Saturday. He wanted to clarify the Colington Yacht and Racquet Club is a separate entity from Colington Harbour and not affiliated in any way with the Colington Yacht Club. This needs definition on the website about the relationship of these clubs in the harbor. Mr. Ornstein asked Mr. Collins to write down his concerns about maintenance and give them to Management.

Ron Rossi- Mr. Rossi reported that in a few areas the drainage pipes are clogged causing water to pool. Mr. Ornstein informed him that there will be a form on the website to fill out and log those areas of concern to make Management aware of the issue. Mr. Ornstein suggested writing the area of concern down until the form is available.

Mrs. Collins asked about the response to her letter regarding maintenance. Management looked into possibly adding the pool to the county garbage route.

Mr. Collins asked how the changing of the speed limit around the bus stop was being enforced if the association could not change the current signs without DOT permission. Mr.

Burk explained the speed limit signs around the bus stop areas could only be changed during school hours to slow people down. The Association can install new signs but only the signs that are installed by DOT are enforceable.

Mrs. Wheless expressed concern with the Craigy Court bus stop location. Mrs. Collins stated that the bus driver makes it safe by parking the bus on Craigy Court at the top of the hill and does not leave until all the kids are safely out of the way and in cars.

Mrs. Wheless also brought up the bus stop on Sand Piper that was created off of Colington road so the children would have a safe place to stand. The bus continues to stop on Colington Road which Mrs. Wheless feels is a safety issue.

Management Report :

Mr. Kniffin presented the following management report:

No wake signs – There were two new No wake signs added to the entrance of the Harbour. They are on the navigational posts past the jetties. Hopefully this will help slow people down and keep the shoaling from making it too shallow again.

Yard Sale – We will be having our annual yard sale coming up on the 26th of September with a rain date of October 3rd. They can start at 7am till whenever they are done and will be held at the homes. This is going to be for Harbour residents or owners only. If you are going to be having a yard sale we ask that you send us your address and we will compile a list of homes and we will send that list out the Thursday before.

Harbour Tree Pruning-We have 3 estimates currently and we are collecting a more detailed proposal so we know that we and the contractors are on the same page.

Drainage Problems- We brought in Carignan and Associates and Mr. Kniffin drove around with them pointing out the problem areas. They had done a large survey of the harbor in 2012 and we are revisiting the options and solutions they had suggested to see what will best fit the budget. There is a large packet of the information in the office.

Mr. Hendricks asked Management to explain the new maintenance operations. Mr. Kniffin reported the maintenance staff is now going to be keeping a log of mileage, gas usage, what work is being performed and amount of time taken to perform the task.

Old Business

No Old Business

New Business

No New Business

Ratification of Actions Taken without a meeting

None

Adjournment: Mr. Finch motioned to adjourn and Mr. Donaldson seconded it. Motion passed by all in attendance. 7:58pm