

MINUTES  
COLINGTON HARBOUR BOARD OF DIRECTORS MEETING  
October 11th, 2022  
8:00AM

**Call To Order:** Meeting was called to order at 8:03A – Howard Snyder

**Present:**

Stephen Ornstein, 1<sup>st</sup> Vice President  
Bill Meyer, 2nd Vice President  
Howard Snyder, Chairman

David Creecy, Treasurer  
Leah Holmes, Secretary  
Daniel Hoggard, Member at Large

**Others Present:**

Donna Price, Community Manager  
Pat Card, Maintenance Manager

Ann Blomberg, Bookkeeping  
Wendi Kmet, Covenant Enforcement

**Approval of Agenda** – Motion to approve as amended by Leah Holmes, Daniel Hoggard 2nd – All in favor

**Approval of Minutes** – September 20th, 2022 – Motion to approve by Bill Meyer, Stephan Ornstein 2nd – All in favor

**Foreclosures**

- Bookkeeper Ann Blomberg reported that there were 4 properties in the lien process, 1 in foreclosure

**Hearings:** None

**Department Reports**

- **Dredging**
  - A decision has not yet been made due to CAMA regarding a pin
  - Dredging is not allowed between February - September 13. Permit is expiring, but Donna has already filed for a renewal

**Executive Session:** The Board went into Executive Session at 8:12A

**Meeting Resumed:** The Board went into the regular session at 9:34A. John Collins was asked to leave as his membership as a homeowner is in question. Upon citing a power of attorney, the Board agreed to allow him to stay.

- **Security**
  - A motion was made to form a security committee to review current security protocols, equipment, and recommend improvements by Leah Holmes, Howard Snyder 2nd - All in favor.
  - A motion was made to appoint Daniel Hoggard and Bill Meyer to the security committee by David Creecy, Howard Snyder 2nd - All in favor
- **Covenant Enforcement:**
  - Wendi Kmet addressed a complaint filed against a homeowner for having chickens. The chickens are emotional support animals as stated by the homeowners counselor, and due to Fair Housing regulations cannot be removed
- **Maintenance** - Maintenance Manager Pat Card gave a report on the following:
  - Sprinkler system at the front of the gate is up and running with help from Bill Meyer
  - Floats, and handicap mat have been pulled at the soundside beach
  - Marina and bathhouse are being winterized
  - Multiple issues in the park have been dealt with including removal of the slide, the boardwalk has been replaced, dead branches have been removed
  - Mowing is slowing down due to the cooler temperatures except for the basketball courts and guard gate

- Work continues on cleaning up the maintenance yard and getting a secondary access area
- The maintenance crew continues to trim trees as high as possible since our contract with ATX has been met
- Stated that homeowners are putting large items on the right of ways and asked that an announcement be made to inform them that there is only one large item pickup time of the year and it is in the spring
- The company treating Colony Lake for the second time was asked to provide proof of treatment before payment.
- David Creecy, Donna Price, and Stephen Ornstein met with Hatchill about getting a quote for work on Colony Lake
- Permission has been received by the homeowner owning the lot where rip rap needs to be placed for work on Colony Lake
- Pat Card, Mike Bowling, Chris Blomberg, and David Creecy will be the dredging team this year. The soundside park will be closed when dredging takes place
- Pat Card gave a detailed description of his daily job duties
- **Administration** - Community Manager Donna Price reminded everyone that Trunk or Treat is October 30th from 3:00-5:00P

### **Officers Reports**

*Doug Wirth, President:* Not Present

*Stephen Ornstein, 1<sup>st</sup> Vice President:* No Report

*Bill Meyer, 2<sup>nd</sup> Vice President:* No Report

*Howard Snyder, Chairman:* No Report

*David Creecy, Treasurer:*

- Gave a report on the financials
- Proposed a 10% increase in boat slip fees due to unexpected expenses for increases in insurance, property tax, and plumbing issues. A motion was made to approve the increase by Leah Holmes, Howard Snyder 2nd - All in favor
- Leah Holmes, Secretary:* No Report
- Daniel Hoggard, Member at Large:*
- Asked for the Board to allow the decoration of one of the trees at the guard gate for the holiday season, which the Board agreed to.
- Confirmed that proof had been received by the company that treated Colony Lake so CHA could proceed with payment

### **Old Business**

- Paving is slated to begin soon with Fred Smith

### **New Business:**

- Annual Meeting
  - Leah Holmes designated Donna Price and staff to help with the election process
  - Board agreed that the annual meeting should still be held on April 16th per Bylaws, despite it being Easter weekend
- CHA Newsletter
  - Based on numerous requests, Leah Holmes asked to resume the quarterly Colington Harbour Newsletter with help from Colington Harbour Yacht and Racket Club. The Board agreed to begin with an online version while researching costs for a hardcopy for each property owner

**Adjournment:** Motion to adjourn was made at 10:52A by Leah Holmes, Bill Meyer 2nd – All in favor