

MINUTES  
COLINGTON HARBOUR BOARD OF DIRECTORS ANNUAL MEETING  
April 9th, 2022  
10:00 AM

**Call To Order:** Meeting was called to order at 10:10A – Stephen Ornstein

**Present:**

Stephen Ornstein, President	Leah Holmes, Secretary
John Collins, 1 <sup>st</sup> Vice President, Treasurer	David Creecy, Member At Large
Daniel Hoggard, 2 <sup>nd</sup> Vice President	Bill Meyer, Member At Large
Howard Snyder, Chairman via phone	

**Others Present:**

Donna Price, Community Manager	Doug Wirth
Teresa F. Burgess, CPA, Burgess, Lowman, and Lay PA	

**Request to Secretary for Quorum**

Secretary Leah Holmes stated that a quorum had been reached with 241 needed and 268 received with 77 present.

**Attendees observed a moment of silence**

**Approval of Agenda** – Motion to approve by Leah Holmes, John Collins 2nd – All in favor

**Approval of Minutes** – April 11th, 2021 – Motion to approve by Jane Wirth, Christine Swartz 2nd – All in favor

**Officers Reports**

*Stephen Ornstein, President:*

- Thanked everyone for attending the meeting
- Thanked and recognized the employees of Colington Harbour
- Discussed 2021 accomplishments including:
  - Updated cameras at the gate
  - Repair of a major water line at the guard shack that caused the road to sink and included lane stabilization, repavement, and restriping
  - Road rejuvenation by Total Asphalt on a majority of the roads in Colington Harbour
  - Continued repairs to the failing south bulkhead
  - Ladders installed on various docks and bulkheads located on the sound and marina sides of the Harbor and at the Clubhouse Point Park for safety purposes
  - The replacement of the septic tank and drain field serving the Sound Front Park and swimming pool (cost shared between CHA and the Colington Harbour Yacht & Racket Club)
  - Replacement of the fence surrounding the Sound Front Park and Clubhouse Point Park
  - Treatment to kill the excessive vegetation growth in Colony Lake has been scheduled after an evaluation
  - Repair of the existing 'leveling drain' between Colony Lake and Kitty Hawk Bay has begun. This should help manage the flooding of homes surrounding the lake
  - Road drainage/damage issue at Dough Ct and Harbour View was repaired

*Daniel Hoggard, 2<sup>nd</sup> Vice President:*

- Addressed the challenging year that the Harbour has had
- Reminded attendees that we are volunteers
- Reminded homeowners that Colington Harbour is a private community which means we are unable to get county funding for this 5% increase

- Due to the rise in cost of living, the Association had to assess a 5% increase in annual dues, but since the cost of living increase was well over 5%, we are already at a deficit moving forward into the 2022 budget year
- Being part of a private community also allows the freedom of living here and welcomes ideas
- Stated that the covenant enforcement has been revamped to now include a 10-day notice before assessing fines
- And also addressed the ladders installed to common areas for the safety of our homeowners

*Leah Holmes, Secretary:*

- Gave a report on the following ballot results:
  - CHA received 766 ballots, 364 proxy votes, and the results were:
    - Doug Wirth (319 votes), Howard Snyder (275), Deborah Bleddingfield (246), Michael Salade (123), Howard Williams (61)

*David Creecy, Member at Large: No Report*

*Bill Meyer, Member at Large:*

- Discussed the ongoing work on the Southern bulkhead, including the work that Maintenance Crew, lead by Pat Card, have done on Sunset Drive regarding drainage

*Howard Snyder, Chairman: No Report*

*John Collins, 1<sup>st</sup> Vice President, Treasurer:*

- Addressed rumors that he has misappropriated funds and character attacks
- Funds from the Dredge have been put in Capital Reserves
- The Colington Harbour Racket & Yacht Club put in new flooring, air handlers, access control system (security), water heater, and decking
- \$88,000 was received from the State for a portion of the maintenance yard. The funds were deposited into the Capital Reserve account
- Treasurer's Report
  - Discussed the upcoming 5% increase for annual dues, unbudgeted events including sinkhole, roadway, septic, sewer, tiebacks to the south bulkhead, and Colony Lake, and the the end of the 2021/2022 budget, with \$37,000 going to capital reserves, recognized Theresa Burgess and Ann Blomberg for their work, including a major decrease in uncollected funds
    - Ann Blomberg discussed the new process for submitting foreclosures
  - Theresa Burgess discussed the audit report for the budget saying that everything matched properly with Bookkeeper Ann Blomberg's records and commended her work
  - A motion was made to approve the 2022/2023 Budget by Jessica Loose, 2nd by Fran Collins - All in favor

#### **New Business:**

- Adoption of the Budget: A motion was made to adopt the 2023-24 budget as presented by/ Jessica Loose, 2nd Denise Collins - All in Favor

#### **Open Discussion**

- Questions addressed the following issues:
  - Colony Lake
  - Banks Court
  - Designation of duties
  - Property owners that do not live here
  - Short term boat rentals
  - Pre-mailed passes
  - Signage for the Dog Park

- Clipper Court clean up
- Cleaning up and adding electrical/water to the dock

**Oath of New Directors**

**Adjournment:** Motion to adjourn at 11:44A by Linda Buick, 2nd by Jessica Loose – All in favor

**Executive Session:** The Board went into Executive Session at 11:56A