

**ABBREVIATED RECORDED MINUTES DRAFT
COLINGTON HARBOUR BOARD OF DIRECTORS MEETING**

July 9, 2024

Call to order - 8:03 - Howard Snyder, Chairman

Members Present:

Bill Meyer - President, Howard Snyder- Chairman, Daniel Hoggard - 2nd VP, David Creecy - Treasurer, Deborah Beddingfield - Secretary, Doug Wirth - Member at Large

Others Present:

Donna Price - Community Manager, Wendi Kmet - Covenant Enforcement, Pat Card- Maintenance,
Skip Kleinhample and David Morgan- Architectural Control Committee

Approval of Agenda: Daniel Hoggard 1st with added executive session, Bill Meyer 2nd - all in favor

Approval of Minutes: none David Creecy motion to not approve, Daniel 2nd

DEPARTMENTAL REPORTS:

Foreclosures: Ann- 3 accounts w/ Jordan Price.

- 7 properties with Second Wind Builders are now controlled by the finance group. HOA working with the finance group to get HOA dues paid.
- 25 accounts now behind in dues. 15 day demand letter being sent. If no payment will send to Jordan Price
- 2 homeowners in collection but have not kept up with the earlier payment plan fee schedule. Ann to research and review and we will discuss at the next meeting.

Security: NO REPORT

Maintenance: Pat

- Pat presented the 2nd dredging report, attached. Dredging is allowed Oct. 15 - Nov. 15, 2024. Notice to mariners will be sent if shoaling increases and becomes hazardous.
- Bids are being received for the section of walkway to be completed to the pavilion.
- Pat continues to clean the park beach area every Monday.
- David, Bill & Pat inspected the building and found soffits, decking, wiring and lower fence need repair.
- Pat installed a sturdier gate at the top of the stairwell.
- Urinals were replaced in the bathhouse and accepting bids for plumbing work that needs to be replaced.
- Boats are allowed to tie up on the east side of bulkheads being cautious of children playing on dock.
- Lancer Court had a water main leak which created a sinkhole. Pat made temporary

repairs. Donna to contact water department and Bill to contact Fred Smith for further intervention.

Administrative: Donna

- Doug with Total Asphalt has surveyed all roads and is preparing a report of the condition of Colington Harbour roads.

Covenant Enforcement: Wendy

- Large shed on Harbour View did not receive prior approval from the Architectural Control Committee. Skip and David indicated the shed is not in compliance with Article 7 Section I of the Covenants. Wendy will send a letter for removal of the shed in 15 days or start receiving fines.

OFFICER REPORTS:

President: Bill Meyer

- Branches on the main road need to be cut and removed.

First VP: Leah Holmes- absent

Second VP: Daniel Hoggard

- Daniel made a motion that the CH Maintenance Yard be opened for residents to drop off large items and 5" or less yard debris with start date July 24, 2024 and proceed every other Wednesday for a 2 month trial period. E-blast with acceptable items, dates and cost will be sent out by Donna. Deborah 2nd. All in favor
- Daniel made a motion to suspend evening HOA meetings due to safety concerns, after near riot conditions at last evening meeting by members of CHYRC, until order is restored. The meeting in question was disrupted continuously by John Collins's daughter, who then was asked to leave and refused. The meeting had to be ended mid meeting and finished at another location. David 2nd BM, HS, DC, DH ayes DB, DW nays.

Treasurer: David Creecy

- Capital reserves not changed
- Upcoming potential costs; replacing steel on shed, dredging, extending groins, repaving roads and replacing drain in Colony Lake.
- Requested Capital Reserve Reports for HOA review of value of pool and building
- Requested work permits and inspection reports for pool work in the past 36 months. BOD cannot find any permits for work done at pool.
- Request to schedule a meeting with HOA Insurance Company to discuss HOA policies and coverage aggregate and incident coverage.

Secretary: Deborah Beddingfield

- redacted due to ongoing litigation by CHYRC members.

CHAIRMAN: Howard Snyder -

- Howard made a motion to have cameras installed by CHYRC in common areas of hallway

and parking lot to be removed. Bill 2nd HS, BM, DH, DC ayes, DW, DB nays

MEMBER AT LARGE- Doug Wirth

- Discussed his frustration with John Collins issues, Randy Reale dismissal and not having evening meetings for homeowners to discuss concerns and suggestions.

OLD BUSINESS:

- Colony Lake: September project for replacing drainpipe and getting more concrete to stabilize the area.
- Groins will have **“Keep Off”** signs placed on them.
- Impeachment Update: David Creecy made a motion to drop Howard’s impeachment because the author of the petition did not remove knowingly false information in the petition. Bill 2nd DC, DH, BM ayes, DW, DB nays HS abstained.
2/3
- Doug Wirth Impeachment to proceed in 15 days. David Creecy will contact hearing committee when he returns from a 15 day trip.

NEW BUSINESS:

David made a motion to create a resolution to define new requirements for running for HOA Board of Directors. HOA candidates must be full time resident homeowners and can not be on the board of the Colington Harbour Yacht and Racquet Club. Motion was tabled for further research.

MEETING ADJOURNED