

Minutes
Colington Harbour Board of Directors Meeting
July 9, 2024

Call to order: Meeting was called to order at 8:03 by Howard Snyder

Present:

President – Bill Meyer

Treasurer – David Creecy

Chairman – Howard Snyder

Secretary – Deborah Beddingfield

Member at Large – Doug Wirth

2nd VP – Daniel Hoggard

Others Present:

Community Manager – Donna Price

Covenant Enforcement – Wendi Kmet

Finance – Ann Blomberg

Maintenance – Pat Card

Architectural Control Committee – Skip Kleinhample and David Morgan

Approval of Agenda: Daniel Hoggard moved to approve with added executive session, Bill Meyer 2nd, Bill Meyer, Howard Snyder, David Creecy, and Daniel Hoggard approved. Dough Wirth and Deborah Beddingfield opposed. Motion passed.

Approval of Minutes: David Creecy moved not to approve, Daniel Hoggard 2nd. Bill Meyer, Howard Snyder, David Creecy, and Daniel Hoggard in favor. Dough Wirth and Deborah Beddingfield opposed. Motion passed and minutes were not approved.

DEPARTMENTAL REPORTS

Foreclosures: Ann Blomberg

- 3 accounts are with Jordan Price
- 7 properties with Second Wind Builders are now controlled by the finance group. HOA is 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, accounts will be referred to Jordan Price.
- 2 homeowners in collection but have not kept up with the earlier payment plan fee schedule. Ann will research and review, will report at the next meeting.

Security/Covenant Enforcement: Wendi Kmet

- Large shed on Harbour View did not receive prior approval from the architectural Control Committee. Skip Kleinhample and David Morgan indicated the shed is not in compliance with Article 7 Section 1 of the Covenants. Wendy will send a letter requesting removal of the shed in 15 days or a fine will be imposed.

Maintenance: Pat Card

- Pat presented the second dredging report, attached. Dredging is allowed October 15 – February 15, 2025. 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, and Pat inspected the building and found soffits, decking, wiring, and lower fence in need of repair.
- Pat installed a sturdier gate at the top of the stairwell.

- Urinals were replaced in the bathhouse and bids are being accepted for plumbing work that needs to be replaced.
- Boats are allowed to tie up on the east side of the bulkheads but should be cautious of children playing on the 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 Price

- Doug with Total Asphalt has surveyed all roads in Colington Harbour and is preparing a report of their condition.
- CHYRC has a petition to verify names of signers of petition for new election. Howard Snyder gave Donna full authority to verify names with a member of the CHRYC as well as Deborah Beddingfield, Secretary of the Board.

OFFICER REPORTS

President: Bill Meyer

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

First VP: Leah Holmes

- Absent, no report

2nd VP: Daniel Hoggard

- Daniel moved that the CH maintenance yard be opened for residents to drop off large items and yard debris measuring 5" or less with a start date of July 24, 2024 and to proceed every other Wednesday for a two month trial period. E-blast noting acceptable items, dates, and cost will be sent out by Donna. David Creecy 2nd, all in favor.
- Daniel moved to suspend evening HOA meetings due to safety concerns until order is restored. David 2nd. Bill Meyer, Howard Snyder, David Creecy, and Daniel in favor. Deborah Beddingfield and Doug Wirth opposed. Motion passed.

Treasurer: David Creecy

- Capital reserves have not changed.
- Upcoming potential costs: replacing steel on shed, dredging, extending groins, repaving roads, and replacing drain in Colony Lake.
- David requested Capital Reserve Reports for the HOA review of value of pool and building.
- David requested work permits and inspection reports for pool work in the past 36 months.
- David requested a meeting be scheduled with HOA insurance company to discuss HOA policies and coverage – aggregate and incident coverage.

Secretary: Deborah Beddingfield

- asked the Board why she did not receive support from other on Board when requesting that Leah Holmes provide the email from attorney Jeff Malarney. Howard made a motion to stop talking about this email given to Leah from Jeff Malarney's office. No second was asked for.

Chairman: Howard Snyder

- Howard made a motion that the cameras installed by the CHYRC in common areas of the hallway and parking lot removed. Bill Meyers 2nd. Howard Snyder, Bill Meyer, Daniel Hoggard, and David Creecy voted in favor. Doug Wirth and Deborah Beddingfield opposed. Motion passed.

Member at Large: Doug Wirth

- Doug shared his frustration with the John Collins issues, the Randy Reale dismissal, and the decision not to have evening meetings for homeowners to share concerns and suggestions.

OLD BUSINESS

- Colony Lake: September project for replacing drainpipe and getting more concrete to stabilize the area being reviewed.
- Groins will have “Keep Off” signs placed on them.
- Impeachment update: David Creecy moved to drop Howard Snyder’s impeachment because the author of the petition did not change the petition as request to include just cause language. Bill Meyer 2nd. Bill Meyer, Daniel Hoggard, and David Creecy voted in favor. Doug Wirth and Deborah Beddingfield opposed. Howard Snyder abstained. Motion passed.
- Doug Wirth impeachment to proceed in 15 days. David Creecy will contact the hearing committee when he returns from a 15 day trip.

NEW BUSINESS

David Creecy moved that a resolution be created to define new requirements for running for the CHA Board of Directors. Candidates must be full time resident homeowners and cannot be on the Board of the Colington Harbour Yacht and Racquet Club. Howard Snyder 2nd, Bill Meyer, Howard Snyder, David Creecy, and Daniel Hoggard approved. Dough Wirth and Deborah Beddingfield opposed because this would require a 2/3 vote of the community in order to ratify a change in the covenants. Motion passed.

Meeting adjourned