

Regular Meeting
Colington Harbour Association, Inc.
Board of Directors
April 21, 2009

The following Board Members were present: Chairperson Stephanie Coleman, Vice President Don Brady, Bill Combs and George Litwin. Also present Community Manager Carol Hopkins.

Meeting was called to order by Chairperson Stephanie Coleman at 7:00 PM. A moment of silence was observed.

Don made a motion to accept the February and March meeting minutes and Bill seconded the motion. The motion carried.

Carol offered her Management Report and stated that RPC Contracting still has not returned to the Harbour to complete the punch list from the asphalt work. The Boater Safety course has been rescheduled for June 15th and June 16th. Carol asked for the Board to vote on granting Hi Cotton permission for the BBQ fundraisers at the Harbour for the summer. Bill made a motion and Don seconded it for them to have the BBQs at the Harbour for this year.

Stephanie called for Committee Reports. Jerry Raveling gave the Community Crime Watch report. He stated that a home was broken into at 213 Kitty Hawk Bay Drive and that two juveniles had been observed hiding amongst vehicles but that one if their mothers drove up to take them home. With the economy of things in Norfolk and Virginia Beach we may experience more breaking and entering at houses and cars.

Old Business: The Board wanted to appoint Bob Hopkins to work in conjunction with Pete Turek on the ACC but that a formal vote had not been cast. Bill Combs made the motion to appoint Bob and Don seconded it. All were in favor and the motion passed.

New Business: The Board advised we should be getting the final version of the Replacement Reserve Study from Continental Building Consultants. The Board voted to not have John Reddy of CBC to attend the Annual Meeting in June. Bill Combs did a quick review of the Reserve Study from CBC.

Discussion ensued on the Harbours' grass cutting of the empty lots. The Board is considering charging \$100 per lot. The covenants state that the vacant lots will be cut periodically and there are approximately 150 vacant lots in the Harbour. Currently this poses a financial drain on the Association and the thought was to get the word out that owners can cut the lots at their cost or we can cut it for you twice a month. John Collins suggested that the Board should consider doing a covenant change and to put a reasonable charge to protect the Association since a prescient has already been set. John

said perhaps a blurb in the next newsletter to alert folks of your intentions would be wise. Seems that some time ago there was an older gentleman who did the cutting of the vacant lots and charged the Association somewhere between \$2,000 and \$2,500. John reminded the Board that changing the covenants would require a special meeting.

Bill made a motion to open a 6 month certificate of deposit at Bank of Commonwealth with the money that recently matured from the CD at ECB in the amount of \$73,677.12. Don seconded the motion and the motion passed.

The floor was opened for member comments. Jerry Raveling voiced some concerns on proposals currently in front of the Board of Commissioners regarding the operations of motorized off road recreational equipment. John Collins suggested that the Covenants Committee should take the lead from North Carolina State Laws in particular 55A. He said any changes the Association proposes to make will need a 2/3 vote to pass. He suggested the need to sell the changes and felt that they need to be specific and to the point so that there are no ways to interpret them. One option would be to adopt NC Law so the Covenants would change in the event a law would change. It seems that the Baycliffe community adopted their Covenants to comply with NC State law as well.

Don made a motion to adjourn the meeting at 7:45 PM and Bill seconded the motion. The motion carried.

Meeting adjourned at 7:45 PM.

Respectfully submitted,


Carol Hopkins, CPM®

Community Manager-Acting as Recorder for this Board meeting