

Regular Meeting
Colington Harbour Association, Inc.
Board of Directors
February 17, 2009

The following Board Members were present: Chairperson Stephanie Coleman, President Frank Hendricks, Vice President Don Brady, Bill Combs, George Litwin and Keith Smaltz. 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. Frank Hendricks welcomed everyone and invited them to the St Patty's Day Fire House Dinner being held on March 17th.

Don made a Motion to accept the Meeting Minutes from the January meeting and it was seconded by Keith.

Carol offered her Management Report and stated that RBC Contracting has not returned to the Harbour to complete the punch list from the asphalt work preformed in January. She advised that we have received 5 proposals in response to the Finger Pier Project at the Marina. It looks like our Boater Safety Course will be held on March 15 and we are awaiting confirmation from the instructor. Hi Cotton would like to return to the Harbour to do their barbeques that we have benefited from and that the Annual Meeting will be held the first Saturday in June and there are five positions open for the Board.

Stephanie called for Committee Reports. Pete Turek of the ACC advised us of the three building permits that were accepted within the last month. Jerry Raveling gave the Community Crime Watch Report and alerted everyone about his concerns with the current economic downturn. He didn't get any calls from the community from the last Newsletter and said that the Chief of Police and the Sheriff's Department anticipate an increase in crime in this calendar year.

Old Business: Bill Combs advised that the bike path request was submitted to Dare County along Colington Road, but it did not make it on their Grant money list. In order to obtain the Grant, Dare County would need to commit man hours to survey the entire roadway. If Grant money is available next year hopefully they will look at it for the pedestrian safety issue.

Bill discussed the gas pump at the Marina that has been out of commission for the last several years and that he and Carol have a second meeting set up to discuss the permitting process to make sure that we meet code, the pumps would only run with credit cards, about the safety features that would be necessary and that we exploring a dual system for gas and diesel. Bill felt that by next month's meeting we should have more information to share.

Other items that were discussed under old business were the 25 mph speed limit in the Harbour and that trash cans need to be returned properly for storage.

New Business: The Boater Safety Course will be held in the Clubhouse and that a follow up inspection needs to take place regarding the owner that has taped into Colony Lake for irrigation water.

Floor was opened up to the residents. Melissa Silver from 241 Roanoke Drive is involved with the Youth Sailing Program and requested that they have permission to place an 8'X12' temporary floating platform made of plywood and foam so that the boats could be launched off of it. Bill Combs said he would check with CAMA to see if there were any restrictions. Melissa said this would only be used from the first of June until the end of August.

Pete Turek announced that Chris Cox came to visit him and that he expressed his concern about the road work that Chris had undertaken. Pete said that the Reserve money can only be taken out from a vote at the Annual Meeting and that it has to be accountable in the budget spending. He felt the Association had no business in spending any money unless it was voted on. Pete questioned the Board as to where the money came from and why any money was given out before a project was begun. Pete said Chris Cox's was wrong and that the Board was accountable for what Chris did. Pete stated that Eve was the one that made up the last Reserve Study.

Bill Combs advised those present of the Board's concerns with some prior contract approvals. He also explained the meeting that he, Frank Hendricks and Carol Hopkins had with the Association's CPA and that our assessment period was discussed, the need to have an updated Replacement Reserve Study done and several other recommendations were made to us.

Some members present felt that the draft of the Association's Budget was very confusing. Pete said that the Board could only spend money on the designated items that are in the budget. John Collins mentioned that he sent a letter to the Board of Directors of the Association in 2002 voicing concerns about spending, expenses and how the Board cast their vote on matters. It was his understanding that when CHA sold lots the money was to be placed in the Replacement Reserve funds and that this should have had full disclosure. John said that the Yacht and Racquet Club also has done a Reserve Study.

Pete Turek said that Chris Cox took funds out of the general funds to pay for the finger pier project. He said that capital projects must be approved by the general members according to our By-Laws and Covenants. Pete also expresses his displeasure on how Chris moved file cabinets and placed them in storage.

Reid Hinson wanted to know when the Association will have some of these matters resolved and suggested that the Board present an accounting at the next Annual Meeting.

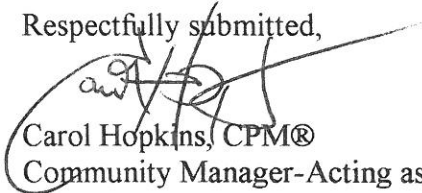
Jerry Raveling spoke of two proposed zoning changes from the recent article in the Coastland Times. A Tattoo Studio was being proposed along Colington Road. And the off road vehicle driving that is currently not allowed on public streets may change so that they can be driven on individual vacant lots and we may want to look at our Covenants to strength them since we could only use a noise ordinance infraction to keep them from entering lots within the Harbour. Melissa Silver said Southern Shores has asked Dare County to be excluded from the proposed zoning ordinance change regarding the all terrain vehicles and asked the Board to research what they have done so Colington can be protected.

John Collins wanted to know whose terms on the Board were expiring.

Bill Froelich, Sr. challenged the conflict of interest with Stephanie and Bill being Board members that had a say with the finger pier projects. Bill Froelich Sr. implied that Bill Combs wrote the contract specifications for the finger pier project. Bill corrected him by saying the Chris Cox wrote the specifications. Bill Combs assured everyone that he and Stephanie have abstained from voting on any matters concerning the marine projects in the Harbour so as to not display any conflict of interest. Bill Froelich said his son was advised to not return the deposit money the Association had given him on the finger pier project.

Meeting adjourned at 9:10 PM.

Respectfully submitted,



Carol Hopkins, CPM®
Community Manager-Acting as Recorder for this Board meeting