

**OPPOA GENERAL MEMBERSHIP MEETING
THURSDAY, AUGUST 26, 2010
HAMPSTEAD COMMUNITY BUILDING**

CALL TO ORDER

President Terry Peters called the general membership meeting to order at 7:08 PM. Present at the meeting were board members Larry Crane, Karen Saari, Sam Thompson, Ken Rice, Vice President Paul Godridge, and Secretary Martin Kinney. June Steiert, Bill Mueller, Jim Fisher, Loretta Greenough, and Mark Dodds did not attend.

PRESIDENT'S COMMENTS

President Peters welcomed everyone and introduced the members of the board. He then explained how the meeting agenda would proceed. He then opened the meeting up for questions.

Resident (R) – The residents in the non Phase I and II areas need to maintain their roads.

R – Will the state take over the roads eventually? President Peters (P) – We think they eventually will, but there are 8 cul-de-sacs that will never be taken over.

R – What precedence could occur? P – We could do it two ways. We could take over road by road or take over all roads.

R – A Few years ago the board repaired Cordgrass and there was an uproar. P – The membership passed a bylaw change after that decision that mandates a membership vote on non budgeted expenditures over \$2,500.

R – Has everyone paid their dues? P – There are 8 residents and 16 nonresidents who have not paid their 2010 dues.

R – Why aren't the private roads owners assessed for the repairs? P – Owners were told the developer would maintain the roads. He failed in his responsibility. President Peters said ultimately the responsibility falls on homeowners. Mr. Crane asked whether President Peters was sure of his response. Mr. Rice said according to the NC website the roads belong to the developer, unless the developer can no longer maintain them, in which case responsibility goes to the owners. R – Where was the authority several years ago to repair the road? P – There was a safety issue that Mr. Pinson ignored. The board had the authority to make the repair. They sued Mr. Pinson to try to get the \$41,000 back. R – The board knew they would not get the money back. R – So who owns the roads now? P – He explained the Pinson attempt to quitclaim the roads to OPPOA. He said once we repair them we would own

them. Mr. Rice said again that ultimately we are responsible. R – So the state could theoretically come in and assess whatever they needed to fix the roads. P – He said the board voted to present this ballot to owners. Local realtors have said that mortgage contracts are requiring communities to have a roads maintenance agreement. R – We all live in the same community. We will all lose if we don't fix the roads, not just the people who live on them. R – If the state repairs the roads why wouldn't they assess Pinson? Mr. Thompson – Pinson's company no longer exists, so there is no money to get. R – Is there precedence in other states that say HOA's are responsible? P – What are the alternatives for us? He pointed out the reasons we have arrived at this point. R – Are there other roads needing repair? Mr. Crane – We don't know the timeline of when other repairs may be needed. R – Will you set aside money for roads? Mr. Crane – We have just spent 18 months looking at who owns the roads. R – Will \$16,000 fix the roads? Mr. Crane – Actually, \$21,000 will. R – Why did Ravenswood become a state road? Mr. Crane – It met state criteria.

P – Pinson was supposed to build the roads to state specifications but did not. He said that OPPOA recommends the budget to the membership, but members pass it. He said Section VI and Coots Trail residents want ownership of their roads.

R - Is a plan in place to get roads in shape for DOT takeover? Mr. Crane – Yes, there is.

At this point Secretary Kinney announced that the unofficial decision to repair the roads passed by a 105 to 59 vote. There were still a handful of votes that needed to be counted. Mr. Crane said that the best way to use the funds needed to be brought to the membership.

TREASURER'S REPORT

President Peters referred people to the treasurer's report that everyone had received that showed a balance of \$47,834.19. He said the board has tried not to spend owner's money without full justification. The motion to accept the report was made by Ron Willems and seconded by Esther Stihlgebauer. It passed unanimously.

SECRETARY'S REPORT

President Terry Peters requested that the reading of the minutes of the May general meeting be dispensed with. There were no objections.

MEMBERSHIP

President Peters said that Chairperson Steiert could not attend. A resident asked about the foreclosed properties that are in disrepair. President Peters said the board could clean the site and charge the loan holder. He said he appreciates the work of Ms. Greenough and the ACC.

A resident asked when the board would spend the money to repair the roads. Mr. Crane said he would call the company the next day.

GHHA LIAISON

Chairperson Godridge said GHHA has been dissolved in order to create a new organization that will include businesses, fire departments, and homeowners associations.

He said there would be an important meeting on September 7 at the Hampstead Methodist Church to discuss making US 17 safer.

He said an aquatic park has been approved on Country Club. He also said local police were going to increase patrolling in Hampstead.

At this point Mr. Crane thanked everyone who voted either for or against the road repair proposal. He said Mr. Rice and Mr. Thompson had done a lot of work and research to inform the board and membership about the roads issues.

BLOCK CAPTAINS

Chairperson Saari said the newcomers' packets were updated. She said she would invite to a board meeting an agency that would publish the phone book at little or no cost to OPPOA because they rely on advertizing in the publication.

CONCLUSION

A resident said it was redundant to have an Olde Point directory in addition to a golf club and tennis club directory and the Hampstead directory.

A resident said there was a fence around part of a lot on Olde Point Road. P – It is a fence around a pool that meets state requirements. It involved a compromise between the owner and the ACC.

A resident said the state needs to clean the drainage ditches.

A resident asked who pays for road lights. President Peters said we do not.

ADJOURNMENT

At 8:21 PM a motion was made, and duly seconded, to adjourn the meeting. The motion was approved unanimously.

Respectfully submitted,

Martin M. Kinney
Secretary