

**OPPOA GENERAL MEMBERSHIP MEETING
THURSDAY, MAY 26, 2011
TOPSAIL MIDDLE SCHOOL CAFETERIA**

CALL TO ORDER

President Terry Peters called the general membership meeting to order at 7:03 PM. Present at the meeting were board members Loretta Greenough, Larry Crane, Karen Saari, Kitty Worthington, Sam Thompson, Ken Rice, Vice President Paul Godridge, Treasurer Leah Dove, and Secretary Martin Kinney.

PRESIDENT'S COMMENTS

President Peters welcomed everyone and introduced new board members Leah Dove and Kitty Worthington. Later he mentioned that June Steiert had been appointed to the board and will serve as membership chairperson. He also introduced this year's officers.

President Peters then discussed the deteriorating condition of Ravenswood Extension. He had been approached by the Widgeons president and his priest about doing something about the problem. He explained that OPPOA has no responsibility for that road. Mr. Pinson, the developer of Olde Point, gave the road to the developer of the Lowes Food project which went into foreclosure. That developer created the Ravenswood Maintenance Association to maintain the road. First Bank now controls the land and Ravenswood Extension, and he has contacted the bank about the problem.

He then said that Lawrence Doyle is the new Olde Point Golf and Country Club owner. He has invited Olde Point club members and residents to a meeting at the golf club restaurant at 7 p.m. on Tuesday, May 31. President Peters concluded his remarks by saying we are re-starting the security patrols, we have a new website, and there will be a community yard sale.

SECRETARY'S REPORT

President Peters requested that the reading of the minutes of the previous general meeting be dispensed with. The motion was made by Mr. Willems and seconded by Mr. Falkenstein. It passed unanimously.

TREASURER'S REPORT

Treasurer Dove said we have over \$43,000 in our account. President Peters explained about the \$1,000 builders' fee deposit. After the building is completed and the land is cleared of construction debris, they get the deposit back. He also explained that

even though we have that much money in the account, most of it has been budgeted for use throughout the year. Mr. Freimark suggested reducing dues, but Mr. Crane said any excess monies would most likely be needed for road repairs on our private roads.

BLOCK CAPTAINS

Chairperson Saari said we are continuing in our partnership with the Welcome Folks. As reported previously, Val Trofimoff who visits new residents in Hampstead is now also including in the information that she brings our new residents the Olde Point Packet Information. This is in place of the block captains visiting and the cost is \$2.00 per resident.

DIRECTORY

Chairperson Saari said that presently we are working with N2Publishing Company to produce a new OP telephone directory. There is no cost to residents for this directory as it is funded by the sale of advertising space in the book. Areas like Magnolia Greens, Porters Neck and others have N2 do their phone directories. We are expanding the advertisers to outside of Hampstead.

We have compiled the majority of resident information but are still waiting for areas like Section 6 and some of the Widgeons. The format will be just like a phone directory with all the property owners in OP and advertisers. We will have names, addresses and phone numbers. No cell numbers will be listed unless it is the only number provided. It will also not list email addresses. If someone does not wish their phone number in the book it will not be there.

She said she wanted to note that we have a signed contract that clearly states that none of the information provided to N2 can be sold or shared with anyone else.

BEAUTIFICATION

Chairperson Worthington said the beautification of the monument on US 17 has been completed. She will start soon with the monument on Olde Point.

She announced that there will be a community yard sale at the old tennis courts on September 10. For a fee residents can have a table. Tables will be provided by HVYC and others.

COMMUNITY LIAISON

Chairperson Godridge said re-valuation values had gone up. It is not too late to appeal. The Pender County commissions will have one meeting in Hampstead in June to discuss taxes.

Mr. Freimark discussed the roads situation. He said there are two planning boards for roads in our area: the Metropolitan Planning Organization (MPO) and the Rural Planning Organization (RPO). He is a member of the MPO. They have 25 year plans. The area around Hampstead pays 36% of Pender County taxes, and the area from Topsail down to Scotts Hill pays 70%. There will be 6 weeks to make input at www.surveymonkey.com/s/pendercounty. There are three groups represented: realtors and developers, citizens, and retailers. He said the state is down to 6 possible routes for a bypass. He said the center divider cement barriers in Hampstead have begun. He said the DOT is in favor of 5 or 6 lanes through Hampstead. A resident asked whose plan was available at the library, and he said it was the county plan. A resident said plans for the new library are on hold. Mr. Freimark said the county must have an 8% safety net of funds, and they currently have 36% so some are suggesting that those monies could be used for the library.

MEMBERSHIP

President Peters said that Chairperson Steiert reports that 33 owners have not paid their 2011 dues. After May 30, liens will be placed on their property.

ROADS

Chairperson Crane said we do not have enough money to fix our private roads, so we will fix the potholes ourselves. Let him know if you have a road issue near you. Ms. Willems said there will be accidents on Ravenswood Extension because of the potholes. President Peters said we and the Widgeons had written to the attorneys for US Bank to address our concerns. It was suggested we go to the media. Mr. Freimark said the Star News has a reporter who handles transportation issues. Mr. Crane said he had brought Carolyn Justice in on the problem.

ARCHITECTURAL REVIEW BOARD LIAISON

Chairperson Greenough said the ACC has worked to correct covenants violations such as unregistered cars, property upkeep issues, and owners renting a home to more than one family. She requested that you talk to your neighbors about covenant problems. Mr. Crane asked whether our ACC would be affected by the NC legislature's possible restriction of HOA's ability to foreclose on property owned by delinquent owners. Ms. Greenough said we have never gone that route. President Peters said the first new home in two years is being built on Ravenswood.

WEBSITE

Chairperson Dove said the new website is up and running. It is www.oldepoint.net. Let her know if you have suggestions.

SECURITY PATROL

Co-chairperson Thompson said the security patrol would be set up in conjunction with the National Community Watch program. The sheriff will meet with us when we are ready to proceed. He said there are several things to remember: (1) Never put yourself in harm's way; (2) Only call 911 if you see a person or property in distress; (3) record suspicious activity and call the sheriff non-emergency number if you see something suspicious; (4) record your patrol in the log; and (5) take a friend with you. He said if 30 people sign up we can have a patrol once a week and people will only need to do 2 patrols a year.

Co-chairperson Rice said the security presence might be more important than the unlikely event of seeing criminal behavior. A dozen people signed up at the last meeting.

A resident asked if we have had any crime in Olde Point. President Peters said we have had breaking and entering, mailbox theft and one attempted theft when the thieves came to an area by boat. He also said that he had made the patrol offer to other Olde Point HOA's.

ADJOURNMENT

At 7:50 PM President Peters thanked everyone for coming. A motion was made, and duly seconded, to adjourn the meeting. The motion was approved unanimously.

Respectfully submitted,

Martin M. Kinney
Secretary