

**OPPOA GENERAL MEMBERSHIP MEETING
THURSDAY, NOVEMBER 15, 2012
OLDE POINT GOLF and COUNTRY CLUB CAROLINA CAFE**

CALL TO ORDER

President Terry Peters called the general membership meeting to order at 7:02 PM. Present at the meeting were board members Loretta Greenough, John Blasko, Mark Swiffen, Alicia Pickett, Sam Thompson, Ken Rice, Vice President Paul Godridge, Treasurer Leah Swiffen, and Secretary Martin Kinney. Scott Kehoe was not present.

PRESIDENT'S COMMENTS

President Peters welcomed everyone and then explained why the board had proceeded with trying to change the bylaws to have one less general meeting a year. He then explained about the board efforts to have the DOT take over four private roads. He said board members had gone door to door to give the residents ballots about the issue.

President Peters then announced that the board had decided to discontinue maintaining the monument by US 17 because it really belongs now to the developer and the heavy trucks are damaging it. He said we have a tentative agreement to put up a new Olde Point sign near the corner of Ravenswood Extension and County Club Drive, but he needs to notify the areas that the sign will affect.

President Peters then said that there are vacancies on the board and ACC and asked people to volunteer to serve. Finally, he said the 2013 proposed budget would be in the next newsletter and any questions about it can be answered at the annual meeting in January.

SECRETARY'S REPORT

President Peters requested that the reading of the minutes of the previous general meeting be dispensed with. The motion was duly made and seconded and passed unanimously.

TREASURER'S REPORT

Treasurer Swiffen briefly went over the budget and said the administration costs had gone up because of the rental of a storage unit. She said the printing cost looks more than it really is because the ads in the directory paid for its printing. A question came up about the administrative fee, and President Peters said since July the board no longer collects those.

SECURITY PATROL

Co-chairperson Thompson said the security patrol was short of volunteers. He said one person a week has the patrol and can choose any one evening to patrol. He said if you signed up tonight you would not have to do the patrol until May.

Co-chairperson Rice said if you volunteer it would only be 2 hours a year and that you should call the sheriff if you see something problematic.

ROADS

Chairperson Godridge reviewed the history of trying to get the state to take over the roads. He said the four private roads that are voting to have the state take over are Cordgrass, Shearwater, Osprey and Oystercatcher. He said none of the cul de sacs in Olde Point are candidates for state takeover because their circumference must be seventy feet. Some roads, like Gull, do not have enough residents along them for a state takeover. It would be a big expense to prepare the ditches along the road to meet state specs. He said it would take \$100,000 to make the roads state compliant. OPPOA has reserve funds to repair potholes, but the responsibility with the private roads belongs to the residents who live along them.

The discussion continued at length. President Peters said the board is creating a roads maintenance reserve fund in case there are significant repairs necessary sometime in the future.

A resident asked whether the board makes the budget and was told that yes it does. Another asked if the cul de sacs are private, and was told that they were. Another resident asked if realtors are telling their clients about the private road issues.

After more discussion of the roads maintenance agreement and expense of repairing the private roads, Mr. Thompson said the only legal roads maintenance agreement is with Mr. Pinson, the developer. But the board made the decision to do the right thing and make preparations to eventually repair the roads. Mr. Rice added that there probably could be an assessment in the future.

A resident said that since some private road HOA's have collected road repair dues, the ones that have not are looking for welfare. He said he does not agree with paying to maintain private roads.

A resident said for years OPPOA had no money, and this board has done a good job of managing the dues money.

ARCHITECTURAL REVIEW BOARD LIAISON

Chairperson Greenough said the ACC needs new members. She reminded everyone that the covenants are on the website. She said there have been six new houses, and pools and sheds built.

President Peters then explained the procedure for addressing covenant violations.

NEWSLETTER

Chairperson Kinney said the next newsletter will come out in mid-December. He said over 130 people have volunteered to receive it via email, which saves OPPOA printing and postage costs.

MEMBERSHIP

Chairperson Pickett was introduced by President Peters. She said the dues invoices will be coming out in early January.

COMMUNITY LIAISON

Chairperson Blasko said there was a community garage sale in September. There was a newcomers' party in May, and we may look into having another one this year.

BEAUTIFICATION

Chairperson Swiffen said he has given up maintaining the monument on US 17 because of all the truck damage. He will be leaving the board but Paul Godridge has agreed to take over the beautification duties.

OTHER BUSINESS

A resident commented that several vacant lots were completely overrun. He asked whether the board had cleared any and charged the owner, like the board used to do. He was informed that the board had not done that.

A question came up about the old tennis courts and whether plans for a playground ever got off the ground. He was informed that there were no current plans other than to keep the area clean. Ms. Greenough said there have been two recent emergency helicopter landings on those courts. She also said it must be an open area and there are no taxes on it because of that.

A final question was asked about who owns Ravenswood Extension. He was informed that the Lowes developer owns the road and the monument.

ADJOURNMENT

At 8:12 PM President Peters thanked everyone for coming and the meeting concluded.

Respectfully submitted,

Martin M. Kinney
Secretary