

Halls Creek North
Sections I and IIA HOA

2017 Annual Membership Meeting

Meeting Date: Saturday, May 20, 2017

Meeting Time: 11:00 a.m.

Meeting Location: Swansboro Recreation Center. 803 Main St Extension, Swansboro, NC

ATTENDANCE

Name	Title	Present
Frank Alexander	President	Y
Rodney Armstrong	Vice President	Y
Sharon Taylor	Secretary	Y
Butch Taylor	Treasurer	N

1. Call to Order

- 11:00 a.m.
- Proof of Quorum was verified by Secretary Taylor

2. Old Business:

- **Motion by C. Bednar/J.McLeod** to approve minutes from annual membership meeting held May 20, 2016 was unanimously approved.
- President Alexander confirmed that the leasing restriction amendment to the Declaration as proposed at the 2016 Annual Membership meeting has failed and therefore no further action will be taken at this time.
- The definition of "Single Family" has been on record for one year and can be enforced. This precludes a group of unrelated individuals living in the same residence that is not in compliance with this definition to be in violation, whereas action can now be reinforced with the homeowner.

3. New Business:

- President Alexander for Treasurer Taylor presented the 2016/2017 Financial Report. **Motion by T. Vannoy/C. Bednar** to accept the Financial statement as written was unanimously approved.
- President Alexander for Treasurer Taylor presented the 2017/2018 fiscal year Board Approved Annual Budget that results in an assessment of \$75.00 per lot, due on July 1, 2017.

- VP Armstrong has approved two new members to the Architectural Committee, Jeannie Smith and David Short.
- VP Armstrong stated Pete Atherholt has volunteered to be the new Compliance Counselor. The responsibilities of this position is to observe any properties out of compliance. He will report on a monthly basis to the Board any potential violations that may need to be addressed formally.
- VP Armstrong stated a more conscious effort will be made to work with all homeowners in violation of HCN HOA Covenants/By-laws. There will be a concerted effort to unilaterally enforce all rules equally.
- VP Armstrong opened a discussion into creating a Grievance Committee. This committee would be a venue for homeowners to appeal any letter of violation they have been sited for. The Grievance Committee will in turn report to the Board of Directors for resolution.
- President Alexander discussed the reasons for going to a 3 vs 4 or 5-member board (Section 4.1.a. of the HCN HOA By-laws) for the coming year 2017-2018.
 - The HOA has matured. As needed for clearer definition, the Declarations have been amended, there is a well established set of By-laws, rules and restrictions.
 - Elimination of a deadlock vote.
 - Citing lack of volunteers.
 - The current tasks of the HOA Board Members can be handled by a 3-member board.
- President Alexander had submitted an open invitation to all residents of HCN asking for volunteers to be considered for the vacating Treasurer and Secretary positions and only two responded. Therefore at the April BOD meeting, the Board discussed and voted to appoint Tim Vannoy and Charles Bednar to the Board.
- Starting July 1, 2017, Board Members will be, Rodney Armstrong, Tim Vannoy, and Charles Bednar.

4 OTHER

- Roy Herrick made a request for volunteers to run for Swansboro Board of Commissioners. There will be 3 openings, there is a need for representation on our side of Swansboro. Contact Roy Herrick with any questions.
- Marta Eckendorf was concerned about Proxy usage/counting in the event a vote takes place. President Alexander made clear that on the Proxy, as a homeowner you state who you issue your proxy to. It can be a Board Member, or a like minded neighbor who will vote on your behalf.
- It is the Board of Directors decision to change volunteers to HOA committees. This allows the opportunity for all community members to participate and serve in HOA duties.

5. ADJOURNMENT

- **Motion by R. Armstrong/R. Herrick** to adjourn the meeting at 12:30 p.m. was unanimously approved.

Recorded by: Sharon Taylor, Secretary

Meeting minutes are unofficial until approved at the next annual membership meeting.