

**OPPOA ANNUAL MEMBERSHIP MEETING
MONDAY, JANUARY 26, 2009
HAMPSTEAD COMMUNITY BUILDING**

CALL TO ORDER

President Karen Saari called the annual membership meeting to order at 7:15 PM. Present at the meeting were board members Loretta Greenough, Mark Dodds, Paul Godridge, Treasurer Lee Laustsen and Secretary Terry Peters. Absent were Vice President Bill Mueller and board member June Steiert.

PRESIDENT'S COMMENTS

President Karen Saari provided the members with a summary of the issues and events that took place during the past year, including a discussion of the resolution of the law suit against the developer that was initiated in 2006, damages to and repairs and improvements made to the two monuments and the general development in the area.

SECRETARY'S REPORT

Secretary Terry Peters read the minutes of the OPPOA General Membership meeting held on October 27, 2009. A motion was made, and duly seconded, to accept the minutes as read, and thereafter the membership voted unanimously to approve the minutes as read.

TREASURER'S REPORT

Treasurer Lee Laustsen provided members with a recap of expenses and income for 2008, along with the proposed OPPOA budget of total funds available from checking and savings account of approximately \$43,000 at the beginning of 2009 including anticipated dues income of approximately \$21,000. Budgeted expenses were anticipated at approximately \$39,000. The only question from the membership concerning the expenses and proposed budget was concerning money received from real estate transfer fees. Treasurer Laustsen announced that she was stepping down from her position as Treasurer of OPPOA.

MEMBERSHIP COMMITTEE

Board member Greenough reported for Membership Committee Chairman June Steiert on the number of members, 377 residents and 175 non-residents, and that a significant number are paying dues on time compared to previous years. She is continuing efforts to update the membership database with new names, addresses and email addresses. She requested members to contact her with an email address changes.

ARCHITECTURAL CONTROL COMMITTEE

Committee Chairman Greenough reported that the ACC gave approval to 21 requests for buildings, additions, and modifications in 2008. She stated that there was beginning to be a large number of complaints received about box trailers being parked on lots and residences for an extended period of time.

BY-LAWS COMMITTEE & GHHA LAISON

Chairman Paul Godridge reported that of the 570 lot owners in OPPOA, almost one-third live outside the area, which can present a problem as far as having a quorum at any general meeting in which members want to conduct business. OPPOA needs more people to participate in the decision-making process, and needs more money to be effective.

The GHHA has been involved in securing a Pender County service center at the building at the Highway 17 entrance to Belvedere, and has been fighting to keep signs away from the road on Highway 17, have been working on the Highway 17 by-pass and plans for a new library, which is needed since the Hampstead area population has tripled since the old library was completed.

WEBSITE/COMMUNITY RELATIONS COMMITTEE

Chairman Mark Dodds advised that the community relations within OPPOA has generally been good with very few complaints being received and those received being resolved without much difficulty. He told members about the procedures needed for voting on a dues increase.

SECURITY PATROL

President Saari reported for coordinator Bill O'Brien that the patrol needs additional residents to fill vacant time slots, and that anyone interested in participating in patrol duties should contact him. Two members in attendance advised that they were previously on the security patrol but had not yet been contacted and wished to be involved.

BEAUTIFICATION & ROADS COMMITTEE

Board member Peters reported for absent Chairman Bill Mueller that he did the initial weeding and painting of the monument at Country Club and Olde Point Loop Road to save money and subsequently the board approved hiring and entering into a maintenance contract with a company to take of both monuments. He plans to undertake a few new projects to increase the attractiveness of them, and to protect the new sign and lights.

In March, 2008 steps were initiated to have the NCDOT survey the private roads in OPPOA and provide guidance as to what roads, with corrective actions, would be eligible to be taken over by the state for maintenance purposes. In July, 2008 that survey was completed, and the results of roads that could be taken by the state were sent out to residences on those roads for possible action. He also arranged to have asphalt patch work done on Gull, Coquina and Shearwater with money received from OPPOA donations.

MEMBERSHIP COMMENTS

Questions were received from OPPOA members concerning the roads, the lawsuit against the developer, and dues, and the number of residents and non-residents who have paid their dues. A suggestion was made to explore the possibility of using the old tennis courts for a meeting to introduce new members.

Member Bill Boer made a motion, which was seconded by Jan Norris, that the yearly dues for OPPOA members be increased from \$35 to \$50 a year. His motion was recognized and accepted and he was requested to provide that motion in writing to the board as set forth in the by-laws.

ELECTION RESULTS

President Saari announced that 161 ballots were cast in the election to select new OPPOA Board Members and members of the Architectural Control Committee. Larry Crane was elected to the OPPOA Board, and Evelyn Carpenter and John Tassi were elected to the ACC. In addition Marcia Sloop joins the ACC as an appointed member.

ADJOURNMENT

At 9:05 PM a motion was made, and duly seconded, to adjourn the meeting. The motion was approved unanimously.