

**OPPOA GENERAL MEMBERSHIP MEETING
TUESDAY, MAY 26, 2009
HAMPSTEAD COMMUNITY BUILDING**

CALL TO ORDER

President Terry Peters called the general membership meeting to order at 7:33 PM. Present at the meeting were board members Loretta Greenough, Mark Dodds, Bill Mueller, June Steiert, Vice President Paul Godridge, Treasurer Jim Fisher and Secretary Martin Kinney.

PRESIDENT'S COMMENTS

President Peters welcomed everyone and began the meeting discussing the proposal to increase annual dues from \$35 to \$50. A resident asked what happened to people who did not pay dues. President Peters said that liens were put on the delinquent property owner's lot and the resident may not vote. A question was raised about how expensive maintaining a lien was. President Peters said there was no maintenance fee for keeping the lien in place.

SECRETARY'S REPORT

President Terry Peters read the minutes of the OPPOA General Membership meeting held on January 26, 2009, since he was secretary at the time. 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 Jim Fisher reported an ending balance as of May 26, 2009 of \$34,235.41. Treasurer Fisher explained that donations from other Olde Point HOA's are kept as a separate entity. A question was raised about the roads settlement with Mr. Pinson, and President Peters said Mr. Pinson had paid OPPOA \$5,000. He believes liability for the private roads still lies with Mr. Pinson.

A resident asked whose responsibility it is to clean up the dead and floating trees that end up in the part of the pond behind her house on Ravenswood. President Peters said that it is DOT's position that responsibility lies with the owner of the Country Club.

Jim Tompkins suggested that OPPOA be made inclusive of all Olde Point residents. He believes the by-laws of 1994 provide the justification. Non-Phase I and II owners could vote on everything but covenants and dues. President Peters said that was a

good goal, but he had been advised that the other homeowner associations would have to approve the merger with OPPOA. Board Member Crane added that President Peters was in the process of arranging meetings with the other HOA's to discuss mutual issues.

ROADS

Chairperson Crane said that there will be a meeting about roads in the Olde Point community on July 27 at the Hampstead Community Building. The intent of the meeting is to share information with and receive information from residents about the roads problems in Olde Point. Mr. Devins asked about what happened recently with private roads and DOT. Former Roads Committee Chairperson Bill Mueller said DOT's position was that all the private roads in that area had to be prepared for DOT takeover or none of them would.

GHHA LIAISON

Chairperson Godridge said the OPPOA phone book expenses will be covered by the advertising.

He said thanks to GHHA the JAM ARAMA amusement area was not approved by the Pender County Board of Planning. He said DOT is considering making NC 17 a 6 lane road. GHHA is pushing for the Hampstead by-pass.

Al Freimark said the DOT is already doing a feasibility study about making NC 17 6 lanes. He encouraged everyone to contact their state representatives to support the by-pass. There is a Survey 2035 that residents can take on-line at capefearcommutes.org.

ARCHITECTURAL REVIEW BOARD LIAISON

Chairperson Greenough said the ACC had approved several projects, including 2 sunrooms, a garage, a pool, and a tool shed. She said they were also addressing noncompliance issues.

BEAUTIFICATION

Chairperson Mueller mentioned that maintenance for the Olde Point memorial on NC 17 would be taken over by the developer of the commercial area at some point in the future.

MEMBERSHIP

Chairperson Steiert said that the phone book would be out in July

Mr. Devins suggested just having the newsletter on the website or be sent via email. He suggested having residents opt in for electronic delivery of the newsletter. Because many residents do not have computers, this could be problematic.

Chairperson Steiert said 60 OPPOA members would receive second notices about not paying their dues.

COVENANTS

President Peters said that HOA covenants may be changed every 10 years. He said the draft covenants will unify all amendments of previous years. In 1999 the State of North Carolina passed a new Planned Community Act, and the OPPOA draft covenants also have changes to bring our covenants in line with the new law.

President Peters then passed out copies of the draft covenants and went through a detailed explanation of all of the proposed changes. Several residents expressed concern about the ban on box trailers. Another resident recommended keeping a simple majority to allow covenants changes. Board member Greenough explained that residents will have the opportunity to vote for all changes or vote for or against individual items.

ELECTION RESULTS

Secretary Kinney announced that the proposal to raise dues to \$50 passed by a 138 to 61 margin.

ADJOURNMENT

At 9:13 PM a motion was made, and duly seconded, to adjourn the meeting. The motion was approved unanimously.

Respectfully submitted,

Martin M. Kinney
Secretary