

**OPPOA GENERAL MEMBERSHIP MEETING
MONDAY, JUNE 30, 2008
HAMPSTEAD COMMUNITY BUILDING**

CALL TO ORDER

President Karen Saari called the general membership meeting to order at 6:48 PM. Present at the meeting were board members Vice President Bill Mueller, Treasurer Lee Laustsen, Secretary Terry Peters, Loretta Greenough, Mark Dodds, June Steiert and Paul Godridge. Newly appointed board member Bill O'Brien was absent.

PRESIDENT'S COMMENTS

President Saari welcomed all the OPPOA members and guests to the meeting and presented the planned agenda for the meeting and order of discussion, comments and questions from members and guests at the conclusion of board member reports. She reported on general board actions and community improvements made since the beginning of the year, and announced that Bill O'Brien had volunteered to come on the OPPOA board and supervise the Security Patrol activities. She also pointed out that three vacancies still exist on the board, and requested interested individuals to consider applying for those positions.

President Saari reported on the recent developer action for the two commercial pieces of property on Highway 17 on either side of Ravenswood Extension, and the developers' desire to construct a new Olde Point monument at the site of the present one once construction of those properties was completed. An artist's rendering of the proposed new monument was provided, and is also available for review on the OPPOA website.

BY-LAWS COMMITTEE

Chairman Paul Godridge reported on the background regarding the board's decision to seek three changes in the by-laws that were being voted upon and reported this evening. He noted that of the approximate 550 lots encompassing OPPOA almost 25 per cent of them were owned by non-residents making it extremely difficult to obtain a

quorum of members to transact business at general and annual meetings under the current by-law requirements. The same problem existed for regular board meetings due to the dwindling number of board members.

Chairman Godridge reported on the number of mail-in ballots that had been received and the vote totals on each of the three issues, and then presented each issue separately for discussion and questions. There were no questions from members on any of the three issues, and only a general discussion from some members about the feasibility and desirability of having an umbrella organization representing all of Olde Point.

Chairman Godridge passed out and collected ballots from members in attendance who were eligible to vote and had not previously submitted ballots. At the end of the meeting, after all votes had been received and counted, he announced that all three by-law changes had been voted on by a duly-constituted quorum of members, which was 209 voters, and that all three by-laws were approved by a sufficient number of those voters to become binding. The following vote totals were reported:

Issue #1: Mandatory Membership for all lot owners: 185 – Yes; 22 – No; 2 – Abstained.

Issue #2: Changing the Quorum For Board Meetings From 7 members to 50%:

Yes – 167; 38 – No; 4 - Abstained

Issue #3: Reducing the Quorum For Membership Meetings from One-Third to 10 Per Cent of Members in Good Standing: 165 – Yes; 39 – No; 5 – Abstained.

TREASURER'S REPORT

Board Treasurer Lee Laustsen reported that as of June 30, 2008 there is \$3790 currently in the checking account; \$22,848.68 in the money market account; and \$4,000 in the construction deposit account. She also reported that OPPOA had received \$4,795 in donations, \$3790 of which was undesignated and \$1005 was designated for specific areas. She pointed out that these figures were only approximations and she had not yet received the June bank statements, and did not include interest and outstanding checks.

She reported that the repair to the monument at Olde Point and Country Club Roads totaled \$948, and that an insurance settlement of \$920 had been received for the damage done to the monument at Highway 17 and Ravenswood Extension.

A motion was made and seconded by the membership for the acceptance of the treasurer's report, and it was passed by the membership without objection.

SECRETARY'S REPORT

Secretary Terry Peters read the minutes of the January 28, 2008 General Membership Meeting prepared by former Board President Kermit Forbes. No questions or comments were made by the membership and thereafter a motion was made and seconded by the membership for the acceptance of the minutes as read, and it was passed by the membership without objection.

MEMBERSHIP COMMITTEE

Membership Chairman June Steiert reported that 56 non-residents and 61 residents have not yet paid their 2008 dues, and advised that a volunteer is needed to assist in the preparation of the OPPOA newsletter. Bill Borer, who was in attendance at the meeting, volunteered to assist.

COMMUNITY RELATIONS/WEBSITE COMMITTEES

Chairman Mark Dodds reported that a complaint had recently been received about someone hitting golf balls from the old tennis courts into residences in the area. He also reported that there have been no funds expended to date for the maintenance and updating of the OPPOA website, and advised members of the variety of information that can be found on the website.

ARCHITECTURAL CONTROL COMMITTEE

Chairperson Loretta Greenough advised that Bill O'Brien had recently volunteered to come on the OPPOA board of directors and supervise the Security Patrol activities.

She advised that Evelyn Carpenter is the newest member of the Architectural Control Committee, and that the biggest problem that committee is dealing with at the present time is residents who are failing to comply with rules and regulations set forth in the covenants. The committee is also studying possible changes, additions or modifications to those covenants, which will be presented to the membership for consideration at a later date.

ROADS & BEAUTIFICATION COMMITTEES

Chairman Bill Mueller reported on the repairs and cleanup that had been performed on the monument at the intersection of Country Club and Olde Point Roads, and that to date no permanent repairs had been attempted on the monument at the intersection of Highway 17 and Ravenswood Extension due to the planned commercial construction in that area.

He reported that a petition had been sent to the Department of Transportation requesting that they accept and assume maintenance of a number of roads in Olde Point, and that the Pender County Board of Commissioners had passed a resolution and sent it to DOT supporting that request. He has been in telephonic contact with DOT and is awaiting word from them that they have conducted the appropriate survey of those roads, and their decision as to assuming those responsibilities.

LEGAL MATTERS

Board member Terry Peters reported on the history of the law suit initiated by OPPOA against Jacob Pinson and his company as a result of the deterioration of some of the roads in Olde Point; the current status of that law suit, and possible options the board is considering and estimated costs and results of those options. He also reported on a request by the developers of the two commercial properties on Highway 17 and Ravenswood Extension to have OPPOA enter into a Road Maintenance Agreement that would quit claim Ravenswood Extension to one of their companies for maintenance and repair.

Board President Karen Saari reported that a letter had been sent and a telephone call made to Jacob Pinson to determine if he would provide funds for the previous repairs made to Cordgrass and needed repairs to Gull Road. To date Pinson has not responded to those communications.

MEMBERSHIP REMARKS

Members who addressed the board expressed frustration over the continued law suit, believed Pinson would not agree to finance any repairs and suggested that the board handle this matter as expeditiously as possible.

Members who addressed the board complained that the annual membership dues of \$35 were too low, and requested that the board take the necessary steps to increase the annual membership dues in OPPOA to a reasonable amount that would allow the board and membership to adequately handle OPPOA responsibilities. Board President Karen Saari advised the membership of the proper procedure for raising the membership dues, and that this suggestion would be addressed at the next general meeting.

ADJOURNMENT

At 8:44 PM, there being no further comments or questions from the membership, a motion was made and seconded by the membership that the meeting be adjourned. The motion was passed without objection.