

**OPPOA GENERAL MEMBERSHIP MEETING
MONDAY, NOVEMBER 23, 2009
HAMPSTEAD COMMUNITY BUILDING**

CALL TO ORDER

President Terry Peters called the general membership meeting to order at 7:04 PM. Present at the meeting were board members Loretta Greenough, Mark Dodds, June Steiert, Vice President Paul Godridge, Treasurer Jim Fisher and Secretary Martin Kinney. Board members Larry Crane and Bill Mueller were not present.

PRESIDENT'S COMMENTS

President Peters welcomed everyone and began the meeting by explaining that the reason for the meeting was the vote to revise the OPPOA covenants. No residents had questions about the covenants.

President Peters then said that the OPPOA board recently passed a resolution in hopes of clarifying OPPOA membership in the entire Olde Point community. He read the resolution, a copy of which will be in the next newsletter. He hoped that the resolution would settle any confusion about membership in OPPOA. Al Freimark said that Olde Point does not exist on both sides of highway 17, as was mentioned in the resolution. President Peters said it could be changed.

President Peters began a discussion on roads, after saying that the road chairperson, Larry Crane, could not attend the meeting. He then recounted the history of the road situation and mentioned that OPPOA has no interest in owning the roads in other HOA areas. He then read a resolution about roads that the OPPOA board had approved, and said members would have to approve the sale of the old tennis courts if it was decided to try to do that. A long discussion of roads ensued. Some of the main points were

- A resident said he tried to buy the land and was told he could not.
- Another resident said the area would have to be re-zoned.
- Former President Saari said she saw a file in which was documentation that said the land could not be sold.
- President Peters said most cul de sacs would never be taken over by DOT, the main problems are on Shearwater, Gull, and Coquina, and the board is just looking at possibilities at this time.
- A resident said it would be unfortunate to sell a valuable community asset for a short term goal.
- A resident asked what happened several years ago to the decision about making the area a park. It was clarified that the decision at that time was to do nothing with the land.

- A resident asked what it would cost to prepare the roads for DOT takeover and was told it would cost \$60,000.
- A resident said there should be a one time assessment, or perhaps residents could buy the land.

President Peters then brought up the policy the board had recently approved about handling covenant violators. He said the process moves from talking to the violator, to writing letters, then taking care of the problem and charging the violator, and involving the attorney and placing a lien on the property. A resident asked if it were legal to go on someone's property to remove debris, and President Peters assured him that it was perfectly legal.

A resident brought up a dog problem in Section VI, and Ms. Greenough said that there is a provision in the Section VI covenants that addresses that kind of violation. In terms of fences, it was clarified that owners can have dog run fences. Someone mentioned that Pender County now has 3 animal control officers.

TREASURER'S REPORT

Treasurer Jim Fisher reported that OPPOA budgeted income of \$33,110 for 2009 and ended up with \$33,281.74. He suggested budgeting \$28,050 income for 2010. A resident wondered why we don't mow the common areas anymore, and the reply was that DOT handles most of it now, and individual owners do the rest. He also asked about a newcomers' party, and a board member said one was being planned for 2010. It was then moved and seconded to approve the treasurer's report. The motion passed unanimously.

COVENANTS REVISION UPDATE

Secretary Kinney said that there have been 208 votes to accept the covenant revisions, and 18 against. Numerous individual parts of the covenants have one or 2 votes against them. Section 5 has 4 votes against it. It would take about 230 votes to pass the revisions.

MEMBERSHIP

Chairperson Steiert gave a membership update, and asked homeowners not to submit their \$50 fee until they receive the card in the mail from her. When a resident said the board should call the people who had not voted yet, Board member Steiert gave a description of all the work she and the rest of the board had done to try to get people to vote.

ARCHITECTURAL REVIEW BOARD LIAISON

Chairperson Greenough said that the ACC had received complaints about chickens on one property, debris and garbage in the driveway of a resident, residents building without approval, and residents parking large RV's.

A resident suggested that OPPOA send out an email clarifying that November 23 was not the deadline to vote.

GHHA LIAISON

Chairperson Godridge said the GHHA is advocating for a US 17 Hampstead bypass, and having businesses remove the unsightly temporary signs along 17. He said DOT would have a meeting in April about the bypass.

ADJOURNMENT

President Peters concluded the meeting by encouraging homeowners to run for the OPPOA board. He mentioned the next newsletter would have a ballot and a short bio on candidates.

At 8:28 PM a motion was made, and duly seconded, to adjourn the meeting. The motion was approved unanimously.

Respectfully submitted,

Martin M. Kinney
Secretary