



Minutes of the Meeting of the Board of Directors November 6, 2017

Call to Order

The meeting, held at 1 Dogwood Ridge Lane, was called to order at 5:00 pm. In attendance were: Lynn Barnard, Lou Anne Brown, Brian Johnson, and Shawn Smith in person, and Jeff Alpert, Rex Cowdry, Fred Craig, Alan Reyner, and Cooper Young by telephone.

Consent Agenda ACTIONS

It was MOVED THAT the Agenda be taken off the Consent Agenda and amended to add an agenda item regarding the timing, method, and content of communications with the Village staff and Council. The motion to remove the Agenda from the Consent Agenda was APPROVED by a majority vote. The amendment and the amended agenda for the meeting were then unanimously APPROVED. The minutes of the October 2, 2017 Board meeting were unanimously APPROVED. After a brief explanation of the intent of the letter to Pat Young regarding the Racquet and Swim Club, the letter was unanimously APPROVED.

Infrastructure Committee Report: Project to Determine the Available Road ROW on Cape Creek Road

The Infrastructure Committee report was in the materials circulated to the Board. It included updates on gravel road repair and ponding on East Beach Drive.

Twenty corner stakes along the northern border of the Cape Creek Road ROW have been identified, and the corresponding mean high water (MHW) marks will be flagged by Stephen Boyett. This will allow a rough determination of the available ROW widths on Association land, information important to determine what variances we may want to request from the Village Council. A motion to approve an expenditure of up to \$350 from the Gravel Roads Reserve Fund on the project was APPROVED. The Board discussed the later need for a comprehensive survey if property owners approve a plan to request the Village to accept dedication of the roads.

Agenda for the Annual Meeting

The proposed agenda for the Annual Meeting was APPROVED, with the addition of a report from the Finance Committee.

Review of Planned Annual Meeting Reports

The proposed timetable for gathering information, presenting options to the property owners, and holding a vote was discussed and APPROVED.

The Board discussed the planned presentations at the Annual Meeting by the Gravel and Chip Seal Working Group (summarized in the Infrastructure Committee report), the Asphalt Paving and Road Dedication Working Group (summarized orally), and the Cape Creek Dock and Ramp Working Group (summarized in a circulated document). The proposal to switch from mechanical keys and locks to proximity cards and magnetic locks at the Bald Head Creek Dock and the Beach Access will be presented for member comment at the Annual Meeting. The draft President's Comments were reviewed.

Discussion about the Timing and Content of Communications with the Village

The timing and content of communication with the Village and the Board's role in any interactions with the Village were discussed. The Board agreed that the Asphalt Paving and Road Dedication Working Group will develop a set of questions at its next meeting later this week that will be reviewed, revised, and approved by the Infrastructure Committee and the Board. These would be sent to the Village. After determining the questions to pose to Village staff and Council, the Board will decide on scheduling a meeting and on meeting attendees. Additionally, several members noted the Board's central role in developing the communications to the property owners and the wording of the ballot, although others suggested drafting in committee first.

Adjournment

The meeting was adjourned at 6:20 pm.