

The meeting was **called to order at 9:01 a.m.** by President Wendy Martin

**Benediction** was provided by: **Bill Robbins** Followed by the **Pledge to the Flag**

**Attendance:**

President Wendy Martin	present <u>x</u>	absent _____
Vice president Cathy Grimes	present <u>x</u>	absent _____
Treasurer Roxana White	present <u>x</u>	absent _____
Public Works Director Bill Piles	present <u>x</u>	absent _____
Ecology Director Sam Verzwyvelt	present <u>x</u>	absent _____
Parks and Rec Director Lynne McCleary	present <u>x</u>	absent _____
Legal - Vacant		
Secretary - Vacant		
Building Control - Vacant		

**A quorum was established.** Yes X \_\_\_\_\_ No \_\_\_\_\_

Note: Due to a family wedding Wendy needs to leave early so the order of the meeting is altered. She will begin the meeting with her report.

**President Report:** Wendy listed the accomplishments at our community during her time in office to date. These included: 40 trees taken down or trimmed as prescribed by the Dept of Forestry during the on site inspection with the Department, Sam, and herself. This occurred due to the hazards posed or the condition of the trees; Concrete areas were created or replaced at the clubhouse and gatehouse areas; Windows in clubhouse were replaced; old window treatments were removed and new ones were installed; New clubhouse chairs were purchased as well as chair cushions. The Clubhouse received new paint both on exterior and interior, new lighting, new fans, and new art work on the walls, and a new outdoor bench. The office/gatehouse breezeway received a new hand-painted mural; new plants and planter boxes were installed at the office entrance; the playground equipment was sandblasted and painted; new swings were installed; a new outdoor shower head and new faucets were installed in the park; new signs were installed around the area to include water safety and invitation to grab a beach sand rake to clear the sand of debris; She also applauded Christopher who has been cleaning the beach of dead catfish and doing the park trash removal; a new gate was installed; slag on all roads was laid; a new shed was installed; and the pier was repaired. Replacement of a lawn mower as our volunteers will mow and thus cut down on the cost of contracted lawn maintenance; repairs to a lot of equipment had to be done; She commented on the vitriol regarding the amount of money spent. She acknowledged that \$140,000 was spent but believes that is not a bad price for all that was done. She stated that there is still over \$100,000 in the bank and we are not financially broken. Traditionally the goal was to keep around \$80,000 in the Reserve account. Addressing the newly installed gate she stated that her plan was to have a maintenance entrance gate to the barn, and a lovely landscaped entrance gate with a sign directing guests to the clubhouse so that guests do not get lost trying to find the clubhouse. The gate can be upgraded to having a solar powered entry system. She stated the position of the gate will not require more trees to be removed for that new roadway that she plans to install. Her future plans include landscaping around the clubhouse with trees and a perennial garden in the next phase. Wendy then applauded the volunteer help: James who helps Bill and Sam all the time; Melissa Larson who has worked tirelessly in the office handling our finances including AMAs during the time period that we had no treasurer. She advised that Melissa will now be stepping down from that position. She included Colleen and Dana Nicholas who have now accepted the job of the community newsletter, and Susan who has created the mural and other artistic paintings on the office/gatehouse windows. Moving onto the anonymous complaint letter received by some, Wendy then listed some items that were not done. She stated that three bids were not solicited on tree work and on concrete work as she feels having confidence with the contractor's work quality was of primary importance. She stated that Bill Bond who replaced the clubhouse windows was available within the limited time frame that we had to get things done before the busy rental season. He did not provide an actual written quote,

but he agreed to also repair the battens and PVC in front of the building within our allotted time frame. She was familiar with his work and comfortable with his reputation. She stated we had no treasurer in the Fall so she did sign checks by herself, but that Roxana was aware of this in an unofficial capacity. She stated that votes that may have been done during Wednesday meetings will going forward be done at the Saturday meetings. She stated that membership cards are prescribed in the governing documents but were not printed as we are now using the fob system. She invited anyone that wanted a physical membership card to come to the office and one will be printed upon request. Wendy stated that Roxana will meet her newly established finance committee. She then admitted that she felt targeted by some people. She donated 18 months of her time to the community. Facebook posts were derogatory and she questioned "where do people get such misinformation". She expressed her feelings leaned toward stepping down from the board.

The attending membership responses included how professionally the projects were done, compliments on the enhancements, acknowledgment of the shortage of venues available, that the investment in the clubhouse is great, and appreciation of Wendy's accomplishments, even if not done according to the governing documents. It was also mentioned that the community wanted more transparency, honesty, and truth in the immediate future. Wendy was urged not to quit, and was encouraged to stay on her board position. Another attendee stated that he applauds the work, that Wendy is a go-getter and gets things done but also reiterated that the by-laws need followed. Wendy continued the the discussion saying that contrary to a complaint, the value of our real estate is not falling.

Wendy introduced Michelle Burgess who has volunteered to step into the Secretary position from which Donna Pitt had previously resigned. Michelle will serve until April as that is when Donna's term will expire.

**September Motion #1:** Appoint Michelle Burgess as secretary - Moved by Bill and seconded by Wendy. The unanimous vote to appoint Michelle is recorded by these minutes.

Discussion was introduced on the CD that we currently hold. The interest made was roughly \$2000. Some suggestions on what to do with the CD included moving \$25,000 into a new CD and depositing \$25,000 plus the interest into the Operating fund; or depositing it all to the Reserve Account. It was noted that more interest is earned on the CD than the Reserve account.

**September Motion #2:** Transfer \$25,000 plus interest into the Reserve account and create a new \$25,000 CD; Moved by Roxana and seconded by Wendy. Unanimous vote was taken and the motion was carried.

Wendy then excused herself from the meeting to attend a family wedding. Cathy led the remainder of the meeting.

It was at this point in the meeting that Cathy read the minutes from July 12, 2025 that had only been summarized in the meeting last month as they had not been transcribed onto paper.

**September Motion #3:** To accept the minutes from July as read; Name Sam Seconded: Lynne  
Number in favor All \_\_\_\_\_ Opposed \_\_\_\_\_ Abstention \_\_\_\_\_  
Motion carries x yes \_\_\_\_\_ no

Lynne then read the minutes from August 9, 2025. The correction to the minutes requested by Becky Yeakel in the August minutes regarding the flooding of her yard is now made to state: Due to concrete work at the clubhouse, the placement of the excavated dirt may have been the cause of the flooding. Bill was to inspect this area.

**September motion #4:** Cathy moved to approve the minutes and Sam seconded.  
Number in favor All \_\_\_\_\_ Opposed \_\_\_\_\_ Abstention \_\_\_\_\_  
Motion carries x yes \_\_\_\_\_ no

**Vice President Report:**

Cathy reported that there was a large group of members that attended the last Wednesday evening meeting. She reminded us that these Wednesday meetings are open to the membership. She stated the meeting was a good meeting. Discussion included procedures that were not followed on some expenditures, some concerns held by both board members and property owners, and the lessons learned by the board's errors. By the end of the meeting it appeared that everyone was unified in the goal to move forward, follow the bylaws, and be as transparent as we possibly can.

She advised of her new Long Range Planning committee members: Doug Ford, Leslie Jewell, Karen Gohn, and Roxana White, Approval of the members was voted on and these members in good standing are approved. Cathy then advised that some long time road damages have been repaired by the county. She reported on some properties that have been in disrepair. Regarding the petition to the county on the fire damaged property, she is still awaiting word from the county commissioner. She stated that she has been in contact with Robert Daniels from the county Planning and Inspection Department. She gave him the property on Micmac which includes two mobile homes and a camper that need cleared of overgrown vegetation and trash; she explained that the county procedure is similar to ours; they send out two letters giving the owner time to respond, a meeting is scheduled if no response; lastly if no response, they send a contractor to bid on the clean up and invoice the property owner. Cathy has two quotes in the neighborhood of \$2,000 to clean up that particular property. Another property given to the county for action is one on Crow and Comanche which although the trash has been removed, there still is a junk car on the property. Mr Daniels did not think he could do anything with that one. Another property is on Oneida Trl with an old red cross blood bus on site with the son of the owner living in the bus. Mr Daniels may move forward with that one. Lastly is the property off Mohave by the purple house where people are living with a generator as they have no electricity. Mark Donofrio mentioned there seems to be young adults living in a camper off Shoshone. Cathy has placed that one on her radar. Carol asked about clearing a vacant lot beside her with overgrowing vegetation by her garage. Cathy advised if the lot has never been cleared by the owner, they are not obligated to do so. She suggested that Carol try speaking to the owner in a neighborly outreach fashion. Wanda mentioned the long term water leak at the end of Crowe Trail and her concern on the bacteria and possibility that the road could be compromised. Multiple calls were made to the Water Dept. with unsatisfactory responses. Mark advised that the county supervisor and manager both are aware of that situation, that the manager personally inspected that area. Mark followed up with emails but there has been no county actions. He advised that DOT was also contacted. Bill Piles mentioned he called 12 days ago to notify them of more leaks in that area. A suggestion was made to call the Environmental department. Cathy suggested using a television investigative reporter. Cathy then called for the treasurer report.

**Treasurer Report:** Roxana advised we have so far received \$91,508.27 in AMAs making a total of 83% compliance in payments. She explained her financial handout. We are \$78,074.09 in arrears and she will be sending letters to those property owners. Letters and legal action is planned on the vacant lot owners. These lots may be sold at auction if past payments due are not remedied.

Operating account: Bank: \$28,745.71 Quickbooks: \$26,078.80

Reserve account: Bank: \$65,911.78 Quickbooks: \$65,911.78

CD account: \$51,280.71      Same in Quickbooks

Credit card pending: \$755.24

Total pending AMAs in arrears: \$78,074.09 as of August 31, 2025

Roxana stated she is the chair of the Finance Committee that will work on the budget and the Audit. Her committee members up for approval are Nancy Hague, Bill Ruger, Lisa Ruger, John Lillard, Mark Donofrio, Karen Gohn, Carol Beedie, and Leslie Jewell.

**September motion #5:** Cathy moved to approve these members, Sam seconded. These members were approved in an unanimous vote. Number in favor All Opposed    Abstention     
Motion carries   x  yes   no

**Secretary report:** None

**Legal report:** as provided in Cathy's vice president report.

**Parks and Rec Report:** Lynne advised that

1. The Clubhouse ice machine was dismantled and thoroughly cleaned on Tuesday as a maintenance requirement.
2. Cleaning contract bids for the clubhouse and park bath houses will be requested.
3. Fall Festival is scheduled for October 25 from 1-3 pm and she would appreciate anyone that can offer assistance reach out to her. She reminded us of the planned activities including Hayrides, Live Music, Crafts, Drinks and snacks are provided. She is introducing a new game this year called Granny Pants and gave a brief demonstration of the game. She needs two willing participants to be the Team Grannies; Grannies can be Grandmas or Grandpas. There will be a Cake Walk which has become an annual favorite; donations of baked goods are requested.

More new additions to the Festival are having a Face painter with decals, a Balloon sculpturist and a Magic Show presented by our resident, Steve Kissell scheduled at 2pm. The festival ends with two pinatas - one for the littles and one for the older kids.

4. A few residents have expressed interest in a fun house for Halloween and a response is awaited on that endeavor.
5. Halloween is October 31. Instead of house to house trick or treating, we will have Trunk or Treat. She asked for community feedback to enable her to arrange a time and place that is best for this event.
6. Some activities are on hold as we await word on when the flooring contractor will return to fix the floor where some materials have not adhered properly. Potluck dinners are on hold due to a possible epoxy odor from floor work. She asked for questions or comments.

Becky Y states she lives next door and stated that in the anonymous complaint letter, it was mentioned about clubhouse rentals being used more for non members than members of the community. She said she has seen many clubhouse parties and in 20 years only complained twice regarding dogs on site tied up in the hot sun. She approves of the rentals as a source of income for the community. Lynne thanked her for the feedback and advised that in her tally of clubhouse rentals there have been 22 member rentals, 10 associate member rentals, and only 5 non member rentals. The non rental members are generally churches, bible study groups, high school reunions, and the like. Most have spent summers here in their lifetime and have a history with the community. She requested additional feedback as perhaps the next director would be stronger in vetting renters.

**Ecology report:** Sam announced September 20 will be the next community clean up event in correlation with North Carolina's cleanup which runs from September 13 to the 27<sup>th</sup>. Volunteers are to meet at the office/gatehouse area at 9:00 am. He announced his plan for tree replenishment next year. He would like to get a landscape designer to make design suggestions- maybe placements of bedding areas or a water feature- to present to the community to decide what we want to accomplish. His idea is to avoid any conflicts with presenting only a solitary plan. He would like several plans to present to the community for discussion on improvements over the next few years.

**Building Control / Public Works report:** Bill stated that he and James got new front tires for the mower. There were leaking valves in the park ladies showers so he had a couple new valves replaced in these showers. These new valves were upgraded so now we can repair leaks ourselves instead of calling in a plumber. He had a shut off installed on the outdoor faucet at the office area. He will shut off the water probably at the end of October or November when it starts getting cold outside and he will do the winterizing. He described the cleaning process on the ice machine and mentioned his

intention of getting some descaler to avoid calcium build up. He advised on the expected work along the roads soon to be done by Green Goblin. He has solicited bids for lawn services from three lawn companies. He thanked Jackie as she has added his request for bids on the Arrowhead Beach web page.

He described the 4-5 hours it takes for the multiple mowings that he and Sam have done as well as the time James spends weed whacking. These men put in 95 volunteer hours for the month of August. A complaint about a large mattress on the roadside was brought up and Sam advised he will find the address of that location and complete the form required by the state for pickup. Bill mentioned that some brush has been sprayed with weed killer where the new Fybe lines are being installed and there is a lot of dead foliage there. He also mentioned that he tried to lift that wet mattress with the Kubota but it was too heavy.

**Arrowhead Beach web page:** Jackie reported that from August 11 through September 5 there were 297 website visits. Of those, 189 were new visitors and 108 were return visits.

**Office report:** Leslie advised that the office personnel would like to close the office for the entire week of Thanksgiving and all of December to enjoy time with their families. Office hours would resume the first Tuesday in January. They will schedule weekly office visits to get the phone messages that need responses and assist with clubhouse rentals. Lynne advised she would review the bylaws for compliance on office requirements.

**Old business:** None

**New Business:** Sam suggested we purchase our own recording equipment for these meetings, hopefully something more professional. Cathy made a note to add this to Long Range planning ideas. Lynne stated that a meeting to discuss the anonymous complaint letter was to be scheduled this month and asked if those issues have been addressed sufficiently. It was noted that those with complaints were apparently not in the meeting and that the attendees felt the issues have been addressed, that if another letter is received it can be addressed at that time. Lynne stated that a resident requested that she make the announcement that the residents want to have their voices be heard. Lynne stated she believes the entire board is in agreement. She stated however that instead of waiting until an issue becomes disgruntled, that the voice be heard as the issue arises. Bill advised that the flooring contractor will come in the winter to replace the affected floor section and requests an entire week to do this work. There will be no cost to us. Cathy brought up the issue of speeding in our community that Don had advised he wanted to discuss. She had thought speed bumps might be the solution but different reasons why that was not feasible came up. Problems are with not only residents but also delivery trucks and school buses. Bill Robbins suggested we have the police with radar come more often and actually write tickets. Jackie responded on the meeting recording equipment and said whether its old or new equipment, it still needs uploaded to YouTube first before we can post it on web site. Bill Ruger advised we might consider purchasing our own radar device and he knows some are sold online. He stated these devices only gather data such as speeds, times, and the like. No camera. Cathy added this to Long Range planning ideas. Bill Piles described a European system that has two cameras that can capture images of the license plates and the drivers. Tickets are then sent to the offenders in the mail. Those residents that observe speeders might take down the license plates. This device is in use in some of our states as well. The radar device could be a deterrent to speeding. If there is a pattern of speeding then police could come into the community at the those times or could go to the drivers's homes for a discussion.

Cathy then advised we need a nominating committee in preparation for next term. Karen, Wanda, Helga, Leslie, Jackie were unanimously approved to serve and other members can be added.

**Neighborhood Watch:** None

**Newsletter:** None

**New residents:** none reported

**Other: Property Owner Concerns:** Karen reminded us that we are an eclectic community with various income levels. We need to be mindful that not everyone may live as comfortably as others. She's hopeful that being considerate of that will encourage more people to speak up and participate. Cathy stated we need to get the word out; the board is willing to speak with anyone that has a concern. She agreed we need to be good neighbors and look out for one another. She ended the discussion by stating we should pledge to do our part to be the best that we can be. We shouldn't be divided. We all live in this small beautiful community and need to set good examples for each other. She thanked the attendees for their support and kind words. She asked Bill Robbins to end the meeting with prayer.

**Benediction:** Bill Robbins

**Adjournment:** 11:27 am.

**Respectfully submitted,**

Lynne McCleary **(name)**