

ARROWHEAD BEACH MONTHLY MEETING

Minutes of monthly business meeting of May 14, 2022

The meeting was called to order at 9:08 a.m

Bill Robbins gave the invocation followed by the pledge to the flag

In attendance were:

Steve Brown

John Lillard

Leslie Jewell (partial)

Debby Parker

Marshall Evans

Andree Piles

Cathy Grimes

Gene Whitehead

There is one opening on the board from Deb Reid's position

The minutes from the April 09 , 2022 meeting were read and approved

Although the election filled open vacancies, the move out of the area by Deb Reid still leaves an opening. At present, this is the Parks & Rec position. Steve Brown requests anyone who may want to consider it to contact him.

PRESIDENT'S REPORT and OPENING REMARKS Steve Brown

The pot luck suppers will be suspended during the summer. They will begin again in September.

We are having difficulty finding out who is responsible for leaving empty wine bottles in the park. Everyone should read the rules. The only way to catch someone is to post a video on facebook. This is fair warning if you are caught, you could lose your privileges.

It was decided at the planning meeting last Tuesday that the "Card Group" name will be changed to "Game Night" every Tuesday. Every member of the community is invited to come and play any game they want. We even have a bingo set available if people would like to play that.

There are sign up sheets in the back for the summer events since we do not have a Parks & Rec chairperson. We need people for Park Opening, July 4th (July 2nd) and Park Closing. We are not asking for money. We need workers. The clubhouse will be available for the park closing event, as Steve marked off the clubhouse rental for that weekend so we can use it in case of bad weather.

The changes in Restrictive Covenants seem to be making a difference

The house at Apache and Bandon is sold and the new owner plans to fix the shed. Also there are some changes in the A frame on Apache.

Security system in the clubhouse is up and running with the help of Rodney Parker, Kathy Lillard, Marshall and Steve. Marshall and Kathy had to crawl up into the attic to get it connected.

VICE PRESIDENT'S REPORT Cathy Grimes

The Long Range Planning Committee is going to meet after the monthly business meeting starting on June 11th.

SECRETARY'S REPORT Leslie Jewell

The office is continuing on a definite 3 day a week schedule. However, one of us is often in there at other times so if someone needs assistance, feel free to call or come by to check. The core volunteers are excellent and reliable in being available each day they volunteer.

We are having many concerns about correcting information and addresses. Many people do not report transfers of property, especially if one family member "gives" it to another. There are transfer sheets available on line and in the office. However, to make a legalized transfer, it should go through an attorney to record the deed; and transfers of dues owed and/or paid should be finalized there. All attorneys should have available transfer sheets for just such purposes. If you received an invoice from us that you think is incorrect, or if you have just bought or sold property, contact us to be sure our records are correct.

The amnesty program has triggered a lot of interest and we have letters and forms ready to send out for people who are behind in the AMA's and may want to take advantage.

The newsletter is almost ready to print and should be mailed out next week. This will be the last bulk mailing other than those mailings required by the By-laws. If you want to continue a mailed copy, please let the office know. Upcoming newsletters will be available on line and in the office.

George Bitar, Becky Ellsworth and Carol Beedie have assisted us greatly in the past few weeks, as so many residents have come in to pay. Karen Gohn, Deb and Doug Ford haven't been available lately but we hope to have them back soon.

TREASURER'S REPORT Debby Parker

The balance for the checking account is now \$67,307.09

The balance for the reserve account is \$88,293.59

For a total of \$155,600.68

PUBLIC WORKS REPORT Marshall Evans

Marshall reported the following:

April 11 – carried sand to beach and mowed some shoulders of the road

April 15 – mowed around clubhouse & barn and moved sand to beach

April 16 – burned debris & cut grass on shoulders

April 22 – fixed table in clubhouse and changed swing tire in the park

April 23 – cut grass around barn and access road in front of barn

April 25 – had Nixons come to unclog mens bathroom at gatehouse

Problem not in line. The tank was full, Called Lassiter's

April 26 – Lassiter pumped septic tank and opened drainfield box to find tree roots. Drain field will need replaced

April 28 – Put a rake on Kubota, Raked clubhouse and park of pine cones and straw Put sand around merry go round and used it to cover up some small stumps.

April 29 – Applied for a permit from Chowan County Health Dept. to replace new drain field.

April 30 – Worked on security system in clubhouse

May 3 – Finished hooking up cameras in the clubhouse

May 5 – Put blades on tractor and sharpened them

May 6 and 7 – Finished mowing sides of roads

May 11 – Green Goblin cut all APOA properties including the entrance, park across from the park, fishing ramp area and parking lot.

We plan to shut down the office July 11th. We will need volunteers to help clear everything out the weekend before.

Mens bathroom switch has been fixed.

ECOLOGY REPORT Gene Whitehead

Unofficial rainfall since last meeting was 1.95 inches

Chose Yard of the Month:

1st place – 114 Kickapoo Awarded them a basket of flowers

2nd place. – 801 Arrowhead

3rd place – 213 Shoshone

Over a three-weekend period, Steve and I removed approximately 40 to 50 loads of debris and leaves from the beach and park using the assistance of young people doing community service.

Removed bags of trash from boat landing on May 2nd and May 9th. On May 6th, removed a load of debris and branches from the beach. All is in a burn pile.

BUILDING CONTROL REPORT Andree Piles

Thirteen letters were sent: Six in May (one second notice) and seven in April (one second notice). A third letter requires a meeting with the board which is to be held after the June 11th monthly meeting. Letter information is published on the website. Therefore, it is possible to keep track of letters sent out. There is a second page giving information from previous years.

We have given the owners of single wide trailers until September 1st to begin option of updating their trailers. After September 1, (2022) we will begin adding fines as usual.

When a complaint comes in, I do my due diligence and look at the actual owner before writing letters: Letter 1 gives the owner 30 days to begin

addressing issues; Letter 2 then gives them 15 more days. Letter 3 is sent certified mail giving a meeting date to come before the board. Options at that point would be to request more time, restrict privileges and/or propose fines. After fines are accrued over \$1000 we can place a lien on the property. There is definitely a blight on the neighborhood.

Marjory James stated concerns about the property on MicMac adjoining 200 MicMac. She stated it is again piled up with junk, but has been cleaned up several times before. John Lillard explained the limited ability the APOA has in cases like this. We can obtain liens or even a foreclosure if necessary, but that has drawbacks. We have even tried getting the county involved. Since Marjory said it had been cleared before, John explained that effort was paid for by the APOA and added to fines against the owner. A discussion about options ensued, with John explaining only the property itself has value, since any trailer on it could probably just be sold for scrap. Liens and legal paperwork cost money. However, we cannot just let them sit.

LEGAL COMMITTEE REPORT – John Lillard

By-laws and Restrictive Covenants were signed, notarized and filed with Chowan County and the documents added to the website. By doing so without an attorney, the cost was \$184. To do so, we had to give a list of PINS (Property Identification Numbers). These PINs are different than lot numbers since combined lots have only one PIN.

Several surveyors have been contacted to try to get bids for surveying multiple APOA properties. One company gave an estimate but can't start until August. A second company is making up an estimate, but cannot start until September. A form was completed to combine the eight pieces of property at the end of Arapahoe parallel to the pier into one lot. They are each 10 x 20 ft. each. Minimum survey costs are about \$600.

Lien forms were created for multiple properties. A number of properties have addresses and/or owners that are invalid. Building control, legal and president are all working on updating contacts and addresses. Although it is not necessary to hire an attorney for liens, I am consulting with Mr. Crowe to go over the document to be sure it is correct. and complete.

Two properties were sold by the county via tax foreclosures. We are trying to determine if the past due AMA's were paid on them and we are talking to Will Crowe to see what we would have to do to recover these funds.

I edited the website to add documents and make items more accessible. Please provide feedback.

I am setting up meetings with three committees to confirm that members are still interested in assisting. If treasurer agrees, the auditing committee should be moved from treasurer to legal. Rules and regulations committee will begin to meet to review them. Bylaws committee will complete the bylaws review (especially the committees section) and neighborhood watch. The legal committee will meet on Wednesdays prior to the board planning sessions.

We were deeded a piece of property at 702 Apache that APOA is planning to auction off. We have to apply for property tax exclusion. It will be advertised.

NEIGHBORHOOD WATCH – Kitty Jarrell

Community service for vandalism has been completed. There were four young people involved, under the administration of Chowan County Sheriff's Dept. Worked on beach cleanup, picnic tables and some park equipment.

There is evidence of alcohol use in the park and videos were reviewed. Individuals were shown but have not yet been identified. Also, a number of people are shown entering the park with their animals. Both these incidents are against park regulations.

I have contacted the Chowan County Water Dept about road signs since they are their responsibility. It is important to keep them posted and clean, as this is the way emergency vehicles can provide services. We have no lights in our community, clean street signs most easily display locations. Also remember to check your own house number for visibility.

The neighborhood watch logged in 115 hours of patrol time from April 7th to May 11th. We can always use more people.

NOTES

Steve Brown:

We still need people to help with park events, especially the park opening. We have no park attendants and we need volunteers to do so, especially on weekends.

OLD BUSINESS

There was a discussion concerning what is being done at the end of Arapahoe. We will order a survey to see where the vegetation begins since we cannot extend the road or disturb any vegetation. Once that is done, we can request a "floating walkway." We do not know if we can or will pursue doing anything to provide access to the mooring dock.

NEW BUSINESS

There was a heated discussion about the LOVE group meeting at the clubhouse. Questions about whether or not it would be rent free, minimum rent or what. What if other groups want to use the clubhouse? The questions about the LOVE group were brought before the residents in attendance and they voted that the LOVE group be allowed to use the clubhouse rent free.

Steve Brown stated that any upcoming questions about organizations using the facilities will be brought before the entire community for a vote.

Leslie Jewell.

