

## **Black Rock Development Owners Association, Inc.**

*Minutes of the Board of Directors Meeting on May 13, 2017*

112 North Shore Drive, Merry Hill, NC

9 am – 11 am

BOD Meeting convened at 9:00 a.m., present were:

Ken Rome – President  
Mary Small – Vice President, Secretary  
Cyndy Duffield- Treasurer

Owner's Forum:

- Mary Small requested an exception to the Declaration of Covenants, Conditions and Restrictions with respect to the requirement that there be only three (3) domesticated animals per household. Peter and Mary have begun caring for their daughter's cat and expect that to become permanent. All of the Small cats are inside cats with outside access only on their screened in porch. Mary recused herself from the decision. The Board approved the exception
- Freddie Todd put forward suggestions to remember Harry Hill. The Board agreed and approved a plaque to be placed at the base of the magnolia tree on the corner of Governor Eden House Road and Rice Pond Road. The Home Owners Association plans to purchase a hydrangea for Diana for her home
- Ted Good requested that the Board investigate advertising the community. Ted pointed to billboards for both Albemarle Plantation and Scotch Hall. Ted also raised the bias that exists from realtors from Chowan County . The Board agreed to explore advertising.
- Ted Good acknowledged the many hours of time that were donated to enhance our community by Roman and Natalie Dobransky. The sincere thanks of the Board, and we are certain, all of our neighbors for their contributions to keeping Black Rock beautiful! Roman and Natalie have relocated to Wilmington, NC

Ted Good presented the Landscape Committee Report

- Committee on budget
- Pampas grass project is complete
  - All 100 grasses were cut and burned
  - Holes in grasses were filled with plants from the rear of the community
- Repairs to the pier and dock are complete
- The drainage ditch along Bell Road is scheduled to be cleaned out to improve water flow. Waiting on NC DOT to proceed
- Ted also presented the report from John Sugg, an arborist recommended by the NC Forest Service. The report nicely assessed some immediate actions, as well as actions to consider in the near future. The results of the report included:
  - Removing the Wax Myrtles along the water access area on the community property
  - The tree on the corner of Mike and Sharon Adams' property is not healthy. Ted will talk to Mike and Sharon about timing and removal
  - The Live Oaks along Bell Road are leaning. Ted discussed remediation. The Boards decided to hold off for now

- Covering the roots around the base of the Crepe Myrtles throughout the common areas of the community to protect the trees. Mowers going over the roots of the trees will damage the trees

Cyndy Duffield presented the Treasurer's Report and status of 2017 assessments

- We are on budget
- All assessments have been collected
- 2016 Taxes have been paid, but Cyndy noted an increase in the taxes from \$60 in 2015 to \$200 for 2016
- Director and Officer insurance policy payment is pending receipt of the bill

Governing Documents Committee: Cyndy Duffield and Ken Rome will hold a conference call with legal counsel on Monday, May 15, to move governing documents to the next step. Cyndy will report back next steps to the Board at July 15 meeting.

Architectural Control Committee: The Prudens building plans have been approved. Construction is in progress.

Community Day:

- Board discussing dates, but will be in September

Dates for remainder of the Board of Directors meetings are:

- May 13
- July 15
- October 21
- December 2 (Annual Meeting)

Meeting adjourned at 11:20 a.m.

Respectfully Submitted By:



Mary Small