

Conjurer's Neck Homeowners Association Board of Directors

November Meeting

November 17, 2021

7:00pm

Agenda and Minutes

In Attendance:

Board Members:

Mark Martin, Katie Slaybaugh, Steven Neece,
Blair Martin, and Marria Dunlap.

Absent:

none

Others in attendance:

Leonard and Cecilia Lewis and Larry Davis

- ❖ Mark made a motion to approve the October minutes. – Steven seconds it and the motion was passed unanimously.

Presidents Report (Mark Martin):

Old Business:

-Vote on Flock Security System (License Plate Readers):

The board reviewed comments about the Flock system via e-mails.

An open discussion was made consisting of many concerns that were brought to the board's attention. A homeowner addressed some homeowners who had concerns. After receiving concerns from the last meeting, further research was done on Flock Systems and similar services. Mark spoke with the local law enforcement about their experience with services such as these. They said camera systems like these are more of a liability and not that reliable. It would not help prevent any crimes from being committed and that the Flock System would require a second camera instead of just one, further increasing the price that the HOA would have to pay. Privacy is also a concern. A home security system like Ring or other similar systems with video cameras around a homeowner's property is much more effective.

- A homeowner brings up a company called Northern which is based here in America.

- ❖ MARK motions for a vote for the Flock System - the board votes No.

5/5 vote No and the motion is passed unanimously.

Flock Systems will not be installed.

-Removal of Trees Along the Parkway:

The trees along the parkway have successfully been removed as of last Wednesday, November 10th and the board awaits to hear back about pricing and a viable option for a replacement for the area.

-Dock Cost:

We have received an open quote from Mike Grizzard. The cost is for the lumber only. To keep the cost down, the lumber will be sourced from an Amelia County company, the wood will be pretreated and ready to use. Mike is going to donate his time and other materials as well as some other homeowners. Additionally, some homeowners have volunteered their time to help in the reconstruction of the dock.

- An open discussion was had with board members and some homeowners about the dock and one homeowner brings up maintaining what we have, and the possibility to not reconstruct the dock and to place navigation markers on the pylons instead. Mark brings up that the pylons are more concerning as a safety and liability issue if someone hits it, we (the HOA) would be liable.

The issue with only placing the navigation markers is that the water levels fluctuate all the time, leading to the markers not being seen during specific times frames. Unfortunately, due to laws, we are prevented from removing the pylons due to the settlement and dirt that could contain some chemical "Kepone" from the past. The best option is to fix and reconstruct the dock not only for safety and liability issues but also as an investment in our community.

- A homeowner brings up a maintenance plan making sure the dock is well maintained in the future.

- ❖ Mark motions a vote to reconstruct the dock, Steven seconds it, and the motion was passed unanimously. 5/5 board members vote Yes.

- Christmas Eve Luminaries (December 24th):

We have enough supplies to make this year's Christmas Eve luminaries happen!

- Discuss Email Received about the ACC:

The board reviews an email from a homeowner pertaining to the fence issue that was discussed during the last meeting. Mark tells the board that the ACC has reviewed the issues and has spoken to all parties involved, and a plan of action has been agreed upon. The ACC recommends if anyone would like to volunteer their time with the ACC, they are more than welcome.

- Neighborhood Violations (Cause and Effect):

The board and other attendees discuss the issues of some past exceptions and other things not in code with the rules of the covenant around the neighborhood. The biggest issue is how to go about enforcing the rules of the covenants.

-One homeowner suggested doing what was done in the past, which was if the home goes on the market, inform the realtor and potential new home buyer of the issues needing to be fixed. A suggestion was also brought up for requests to be approved by not only the ACC but the HOA as well before a request is approved. A board member suggests that we may want to consider rewriting the covenant rules. The board may investigate this.

-Speed Limit Reader:

-The reader recognized the increased need for police presents during school drop-off and pick-up times. There has since been an officer frequenting the front of the neighborhood.

-Stop Signs and Street Signs:

- Board discusses if we should pursue fixing the Stop signs and street signs in the neighborhood.

The city has determined it is our responsibility due to Conjures Neck being a privately owned community. The Board believes currently the most important issue to deal with is the Stop signs. The signs need to be moved up an inch or so to comply with federal regulations. As of now, the Stop signs are out of regulations, and therefore, cause an issue with enforcement of the law if not complied with. Board agrees to work on only the stop signs for now as this is considered a priority.

Mark motions for a vote to work on only the Stop signs, Marria seconded the motion, and the motion was passed unanimously. 5/5 board members voted Yes.

Vice Presidents Report (Katie Slaybaugh):

- Nothing to report.

Treasures Report Secretary Report (Steven Neece):

Steven goes over the financial report and budgeting plans. Around 48 dues are still unpaid for this year. Only 3 pasts due for the previous year(s) are still not paid for. Dues can be paid by cash, check, and PayPal. There is also a link on the Conjure Neck Homeowners page to pay dues.

Steven tells the board that he has updated the website to show contact information and the names of the Board members. Steven says he will upload the board meetings notes and put up a calendar with events coming up on the neighborhood website for Conjures Neck.

❖ Steven motions for approval of the finances and budget plan, Blair seconds it, and the motion was passed unanimously.

Secretary Report (Marria Dunlap):

Nothing to report.

Hospitality Report (Blaire Martin):

-Fall Movie Night (November 19th):

-Was unfortunately canceled due to the weather conditions.

-Christmas Caroling (December 11th):

-Will be held on December 11th this year from 6 pm - 8 pm. Please contact Blaire to sign up for the carolers to stop by your house!

-Christmas Tree Judging:

-We will be accepting entries from December 1st - 8th.

-You can vote via email or through the Facebook group page until December 14th. (One tree entry per household). There will be one winner of the contest.

-Conjures Neck HOA and OLD BRICK HOUSE Foundation Open House (December 3rd):

-This event will be held at the Old Brick House on December 3rd from 6 pm - 8 pm. Santa will be present for photographs starting at 6:15 pm. The HOA is splitting this with the OBHF (cost is \$395.00 per group for Catering).

On the MENU

-Hors D'oeuvres

-Roast Beef Sliders

-Ham Sliders

-Meatballs

-Chicken Tenders

Board meets again on December 15th@ at 7:00 pm.

- ❖ Mark made a motion to adjourn the meeting. Blair seconded the motion, and the motion was passed unanimously.

Next meeting will be: Wednesday, December 15th at 7:00 pm

President

Date

Secretary

Date