

Minutes from Carshalton by the Bay Homeowners Property Meeting
5/22/2021 10:00AM

Saturday, May 22, 2021, the Board held its first quarter HOA meeting at the Carshalton pavilion to discuss community issues, ACC update, and treasurer update. Board Members are President Clay Addison, Vice President James Sides, Treasurer Dan Miller, Secretary Sheila Spagnolo, Member at Large Larry Pabst.

Reports of Directors:

Opening comments from Board President Clay Addison:

- The president welcomed everyone and recognized new residents.
- President has keys to Pavilion if anyone needs them
- Update on the spillway repairs /lake level. Lake level is down because of damage to the spill way. Possible completion will be Fall or after. Good sources for finding out about lake situation or events is Facebook. Also there is a gentleman on the lake named Brian English who distributes information via emails. Any residents who wish to be on his list should email him at brianlymanlake@gmail.com. Brian English has a list of people who live on the lake and if you want to be on his list let him know.
- Lake Lyman email list to notify residents of events on the lake (fireworks, concerts, Christmas flotilla) brianlymanlake@gmail.com
- Mailboxes. The Board purchased paint for updating mailbox and trim. Mailbox paint kits were made available for everyone but this undertaking did not achieve the desired results of getting unsightly mailboxes updated. We may need to consider sending notices.
- Reserving Pavilion. If you need to reserve the pavilion for an event go to the website Carshaltonbythebay.org The Carshalton by the Bay web tech, Jonna Pantelis, will put on the calendar.
- Irrigation pump at the dock. The pump head is dry. Because the lake is very low the pipe intake is not in the water. Please do not turn on the pump power. Todd Varnadore maintains the park irrigation. Since the lake is down because of the damage to the spill way, the intake for the irrigation system is not taking in water.
- Vacant lot grass cutting is scheduled to begin in June
- 4th of July display on the lake-Expect Brian will notify people through his list. Not sure where to go to view fireworks, maybe the dock at the Pavilion.
- Nominations for 2022

HOA Board nominations for the October annual meeting are taken every year by the members. HOA members can nominate someone or can nominate themselves. If nominating someone, please make sure that person is willing to volunteer their time. Nominees must be in good standing with the Association and ACC. Two positions seriously need to be filled this year. Vice President and Treasurer. Filled positions are a one year term with new elections taking place at the Annual meeting each year. The current serving VP and treasurer have said they will not be returning. Nominations should be submitted by September 15, 2021 to the secretary at spagnolos@charter.net. Nominations can also be written in on the 2022 ballot at the Annual meeting. The ACC (Architectural Control Committee) members are nominated by the HOA Board of Directors and voted on at the Annual October meeting.

- **Ten Year Spend Project**

Clay passed out copies of a Carshalton Reserve Spend Plan that expands over a ten year period. Pressing projects on the list are Park privacy fence, dock ladder, fixing the trail to the dock, landscaping at pavilion. A highly expensive item under the year 2027 is the berm on Jordan Road. After a storm blew over several cedar trees along Jordan Road, the Board took notice of the trees condition and lifespan. Snider tree people said the trees would eventually die. So the Board is anticipating options to fill the space along the berm. The trees are not on the HOA property and thus any work such as planting new trees or cutting trees would require property owners along Jordan Road to give the HOA's contractor the right to use the land for the purpose of performing the work. HOA attorney said we need an easement to do anything with the trees such as cutting or doing any work. The project debate lead to the discussion of a potential need to raise dues or levy an assessment. Board believes we need to raise the dues to add to our reserve. The decision to raise dues has not been determined. Board tentatively suggest an increase of \$300.00. Whatever the solution, the HOA needs to deal with the issue and it will cost money.

Financial Update from Board Treasurer Dan Miller:

- Dan distributed paper copies of the income statement and budgetary schedule and quickly went over the revenues and expenses. All 2021 HOA dues have been paid except one. Our total revenue produced by yearly HOA dues is \$41,919.00. This amount is less than this year's budget.
- HOA contractor, Wayne Amaker, will start mowing in June. Lot mowing is not a revenue or profit item. The Board contracts to have the grass cut on empty lots and the treasurer bills the lot owner. Invoices were mailed this week.

ACC Report (Architectural Control Committee)

ACC reminders and violation issues:

Maintenance items for all community members:

- Mailbox posts and signage – the website has the details required for our mailboxes. Clay Addison bought paint colors (gallon containers) for mailbox painting. He made mail box kits with the paint colors in small containers. There's matching paint for Carshalton logo signage and black for the post. Many posts and mailboxes need to be painted. We have one kit left. There is no charge.
- **Update from ACC on building and improvements**
New homes approved and under current construction:

102 Carshalton Drive

Architectural Control Committee members: George Goetz, Kurt Servies, Jackson Pernell, Jack Owen, Tony Spagnolo

Input from HOA members: Sally Dix's husband, Russel Dix, passed away and she expressed her thanks to everyone who reached out to her during her time of grief. Then she inquired about the ACC's responsibility.

The ACC was established by the Declaration of Covenants, Restrictions and Easements for Carshalton By The Bay to maintain, for the mutual; benefits of all property owners, a high level of design, quality, harmony and conformity throughout Carshalton By The Bay. Article XI, Sections 1 of the by-laws.

ACC's difficult job as enforcer of the ACC rules and guidelines makes for uncomfortable conversations so the ACC appreciates that the community supports the ACC's efforts to maintain the beauty and harmony of the neighborhood.

The Covenants, Bylaws, Architectural Control Committee Guidelines can be found on the website **Carshaltonbythebay.org**

General Business:

Fireworks display in the neighborhood. Please be extremely careful when shooting fireworks because debris can damage other properties.

Deferred Maintenance:

The pavilion fence is showing signs of deterioration and may need to be replaced next year.

The following was not discussed in this meeting but it is helpful information:

If you see one of the street lights dark/out, please log onto Duke Energy and register the outage.

Go to- <https://www.duke-energy.com/customer-service/request-light-repair>

ADJOURNMENT: There being no further business, the meeting was adjourned at 11:00AM.

Respectfully Submitted by

Sheila Spagnolo

Secretary of Carshalton by the Bay Homeowners Association