

ARROWHEAD PROPERTY OWNERS ASSOCIATION  
MINUTES OF MONTHLY MEETING  
MAY 14, 2016

Call to order by interim President Dana Nicholas: 9:00 AM

Invocation by Kenny Nowlin

Roll Call:

Kenny Nowlin	PRESENT
Brenda DeMoulin	PRESENT
George Farrell	PRESENT
Chuck DeMoulin	PRESENT
Bill Dunn	EXCUSED ABSENCE
Dana Nicholas	PRESENT

Property owners present: 20

Meeting suspended by Dana Nicholas to announce new Board members:  
Colleen Nicholas, Lisa Bullock, Amy Cisneros

New jobs announced:

Colleen Nicholas – President

George Farrell – Vice President

Brenda DeMoulin – remains as Treasurer

Dana Nicholas – remains as Secretary

Chuck DeMoulin – remains as Building Control Director

Bill Dunn – remains as Public Works Director

Kenny Nowlin – remains as Ecology Director

Amy Cisneros – Parks & Recreation Director

Lisa Bullock – Legal Director

Dana Nicholas ended term as interim President.

Motion to accept new positions and new Board members seconded and passed 7-0.

Colleen Nicholas then assumed President position and thanked previous members and new members. Spoke of personal highlights and experiences and all Board work would be open and transparent. Encouraged members to call, email or write with questions and comments.

Amy Cisneros then spoke of her personal experiences and her aspirations for new Park Director.

Lisa Bullock spoke of personal experiences and her job with Will Crowe.

Meeting then re-adjourned.

Minutes of March meeting were read and approved 7-0.

#### COMMITTEE REPORTS

*Ecology* – Ken Nowlin reported Chowan River and Indian Creek normal. Rainfall was 2.17".  
Yard of the month for April was Fred & Pat Bible and for May was Susan & Marshall Evans.

*Public Works* – In Bill Dunn's absence, Ken Nowlin reported cleaning of tree limbs around park and potholes due to weather. Sign for entrance to park was knocked over and straightened but would need further repair. New gravel for clubhouse entrance. Buoys needed for entrance to canal since being designated "no wake" zone. Cost is \$250 each and two are needed.

Also, lots of items (junk) need to be sold or taken by anyone interested. Items are listed in newsletter.

*Building Control* – Chuck DeMoulin reported 1 letter sent to homeowner regarding property debris. Another homeowner also sent letter and homeowner responded and was given until Sept. 1 to come into compliance. Another letter sent for junked vehicle on property and vehicle has been removed.

*Treasurer* – Brenda DeMoulin reported that for April total income was \$1,265.00 and expenses were \$5,671.25. Checking balance was \$25,896.57 and reserve balance of \$71,600.48. Bingo was \$44.85. Transfer of \$24,896.57 to reserve account so that starting balance (for new fiscal year) is \$1500. Bingo account has fee taken out because less than \$100. Will play by ear as to continuing with Bingo.

*Parks & Recreation* – Dana Nicholas reported that April covered dish hosted by Dana & Colleen Nicholas was success. March 19 cleanup collected approx. 20 bags of trash. June 18 is next cleanup with coffee/Danish in AM and hot dogs & drinks for lunch for volunteers.

*Legal* – Dana Nicholas reporting on Legal also reported that attorney Will Crowe sent an email that the ballot that went out in April newsletter satisfies making change to assessment w/proposed budget and that he would defend in court.

No report from George Farrell or new members Amy Cisneros and Lisa Bullock.

Brenda DeMoulin added report to Parks & Recreation concerning Park Opening which will take place on May 28<sup>th</sup> from 11-1. Hot dogs & drinks will be served and volunteers needed to help out. Also volunteers needed to work gate from 10-7. Can be hour or two. Sign-up sheet provided for volunteers. Brenda reminded members that current membership cards expire June 15 and cards will be checked during park opening.

*Communication Committee* – Colleen Nicholas reported that committee met 4/11 and discussed May/June newsletter will be distributed week of May 17. Volunteers needed for distribution. Sign-up sheet provided. Colleen also reported 310 new “likes” on AB Facebook page. New look for AB web page with same server/address under construction with same links and new features. Newsletter posted there also.

*Neighborhood Watch* – Dana Nicholas reported committee met on 4/26 and discussed golf cart safety article for upcoming newsletter. Proposal to be made for car/boat decals from Eden House Graphics. NW t-shirts included also. Boat launches need monitoring – possible locking with cable locks but cost is factor. Members reminded to watch for children and elderly as warmer weather comes. Members encouraged to use magnetic signs on cars when on patrol to increase visibility. Residents urged to let AB office know when out of town/vacation so property can be watched. 12 hours of patrol reported. Residents reminded to let AB office know when sheriff’s office called for better tracking.

## OLD BUSINESS

Colleen Nicholas reminded members of wreath making class on Thurs. May 19 @ 6 PM. Sign-up sheet available. Members need to bring own supplies. Question on which materials to bring and Colleen said list is provided and itemized what to bring.

## NEW BUSINESS

Dana Nicholas reminded equipment to sell/auction available will be in newsletter. Members can come by and look at it. Available for sale on June 18 – clean-up day.

Also let members know that new printer has been purchased for \$200 that can print newsletter, fax, scan, etc.

Updated website now has volunteer to be webmaster. Casey Nicholas has volunteered to be webmaster. Motion to make Casey new webmaster passed 7-0.

Bandon Chapel letter to be drafted by Brenda DeMoulin as treasurer and Dana Nicholas as Secretary informing them they must pay AMAs and will not be excluded. Payment plan is acceptable and meeting with them if they choose. Motion to send letter passed 7-0. (UPDATE: Letter has been sent). Discussion on outstanding assessments and difference between what is supposed to be paid and exemption from assessment. Member asked Legal director to check on statute 116 (Ref Legal Director report from this meeting) concerning church paying assessments. Member told Will Crowe has investigated and upheld Board position. More discussion ensued - members reminded research has been done and issue is closed. If Bandon is exempted then those assessments must be made up by all members. If members want change, must do by petition next January.

All members reminded they can pay assessment on payment plan.

Question on whether rates have gone up because people aren't paying fees. Colleen told members rates go up because of rising expenses and not because people aren't paying. Brenda DeMoulin reported on late fees and how liens work when assessments aren't paid. When property is sold with lien, Association gets lien amount from sale. History of assessment fees being raised was discussed.

Ken Nowlin reported that due to age and health he will be resigning as maintenance worker at the end of the month. Colleen Nicholas thanked Ken for his work and will celebrate his retirement at the proper time. Other members gave anecdotes on Kenny's good work. Job posting will be made in newsletter and job will be discussed at next working session. AB resident preferred.

Discussion on trees on various properties and Chuck DeMoulin talked about letters sent out concerning overgrown properties. AB property trees marked to get trimmed or cut down.

Next working session June 9 @ 5 pm.

Kenny asked to do benediction.

Meeting adjourned at 10:30 am.