

Roanoke Shores Board Meeting Minutes

November 11, 2021

Members presents: Bobby Grubbs, Kim Payne, Rich Hess, Staton Martin

Quorum – all members were present and 100% quorum.

Meeting was called to order by President Hess at 5:32 PM

Discussions were held on the following:

1. Septic issues: Issues with the septic system has come up in the last 12 months. A replacement of the leach field area will be needed soon. Options going forwards:
 - a. Pump more often
 - i. \$4,000 per year to pump 4 times per year. Current pumping schedule is 1 time per year
 - b. Talk with private contractor to discuss options to preserve the current field life span and options going forward
 - c. Look for grant money to help with the expense of a new field.
 - d. Current estimate for a new leach field is \$50,000 and would require a special assessment.
2. Insurance premiums have gone up from \$23000 per year to \$28,000 per year. Staton is shopping for cheaper rates for 2022. Plan on higher rates going forward.
3. Mailboxes: Bid for mailboxes on premises if \$8000 total from a local contractor and a contractor from Raleigh. Cost is \$6300 for the material and the rest is labor. Mailboxes have been put on hold till the HOA meeting.
4. Storage – given the current increase in insurance, possible septic issues, and small job contractor shortages, creating storage in the small shed at the back of the property has been put on hold.
5. Windows: Staton will be contacting window vendors to get options for owners to replace their own windows if desired. Replacement windows will need to be approved by the BOD prior to installation.
6. Maintenance: Plumbing and drywall maintenance are ongoing issues for the association. Some contractors have retired and Staton has new contractors for repairs.
7. Signage: Signs needed by the dumpster to stop dumping of furniture and large items.
8. Dues: Decision was made to raise the due to \$300 per month to cover added expenses incurred over the last 2 years. \$285/month to operating expenses and \$15/mo to reserves for long term expenses. New dues are effective January 1, 2022.
9. HOA annual meeting: December 11, 2022, at the College of the Albemarle. Time and Zoom or other electronic option will be provided prior to the meeting.

Meeting was adjourned at 6:22PM.