

Roanoke Shores Board of Directors Meeting Minutes

April 29, 2025

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

Quorum – all members were present and 100% quorum.

Meeting was called to order by President Hess @ 5PM EST

Balances as of 4-24.25

Checking \$17, 901.17

Reserved \$70,037.13

Discussions were held on the following:

1. Water pipes in the attic are breaking, and damage is occurring because of low temperatures and damaging units below. Elbows and fittings are the weakest part of the water system, and they break when the temperatures drop. We are going to get a quote for a plumber to replace the fittings and elbows.
2. 4 proposals for new windows and slider doors were received. Discussion was about replacing windows in phases. McCall Construction quoted to replace all Sound-side windows and patio doors for \$69,905. We can take \$20,000 out of reserves and use the line of credit to fund the rest of the project with the money collected from the current dues. Project would be paid off in 3 years with no special assessment or increase in dues.
3. In addition to the sound-side windows, can plan to replace the gable end windows in 1.5 years after the sound side windows are replaced. And continue to pay off over time with no increase in dues or a special assessment.
 - a. Advantages of window replacement.
 - i. Added value and easier resell
 - ii. Improvements with no special assessment.
4. ZOOM meeting information will be sent out with the HOA meeting notice.
5. Richard Hess is going to talk with insurance agent Larry Barker about coming to the May HOA meeting and discussing the advantages of an HO6 policy.
6. Unit 301 is under contract and unit 204 has sold.

Homeowners Meeting will be held May 31, 2025 @ 10AM EST at the College of the Albemarle or by ZOOM.

Meeting was adjourned by Rich Hess at 5:39 PM EST.

Respectfully submitted by Kim Payne, Secretary, Roanoke Shore HOA.