

**Washington Harbour HOA
Board of Directors Meeting: March 12, 2024
Zoom**

Present: Roland Wyman, Beverly Casey, Laura Beth Sutton, David Edwards, Jo Woolard, Tammy Holloman and Sandy Martin

Roland opened the meeting at 5:04 PM. The February 2024 minutes were previously approved by email unanimously by all the directors and are affirmed at this meeting.

Financial Report – Beverly Casey

Account balances as of February 29, 2024

General Account: \$40,090.20

Seawall Account: \$39,723.99

Reserves \$47,338.51

Beverly's reports attached/enclosed.

There are no concerning issues. The capital spending plan made is being carried out now with the pool and the parking lot/sidewalks projects.

Arrears

Unit 120 is in foreclosure. The company that is renovating unit 120 has paid all the balance of 2023 dues and is paying 2024 dues regularly.

Unit 204: This is an ongoing issue and the secretary plans to meet with the owner.

Landscape Report – Jo Woolard

*The City of Washington will resume the work on the pumping station fencing soon. They are working between other city jobs but this project is costing the HOA nothing.

*Paving Project: (Beverly reporting) History: Brandon of Bolick Asphalt has worked at the Harbour on the first phase of cleaning and filling cracks in parking lot. This part of the project was \$6000.00 and has been paid from the general account. David moved to approve the second phase of work. Jo seconded the motion. All were in favor. * Brandon proceeded with concrete repair of the sidewalks and has completed this part of the project. This part of the work was \$3700.00 and that has been paid out of the general funds. The Board appreciates the cooperation of the residents moving their cars when needed.

*Joe Buck pointed out to David that there are two spots on his sidewalk that are still in need of repair. They were missed when the original walk around was done. When the contractor returns to seal coat the parking lot, we will have him repair that as well.

*The next phase of the parking lot project will be the seal coating.

*Jo received approval to get a quote for Horton's Landscaping to spray the common areas. His spraying has really helped in the flower beds, but the common areas need more than Round Up.

*Jo asked me to get her the Landscaping Committee members' names. Troy will be planting bushes soon.

Community Relations

The Washington Harbour owners take a dim view of using units for short-term rentals. Please be advised that anyone planning to use their units for short-term rentals such as VRBO or Airbnb must provide the renters with the HOA rules and regulations <https://washingtonharbour.org/residents/owner-info/> and provide a signed copy to one of our board members. Berthing permits for boats and kayaks must be arranged in advance. Please understand that the unit owners may be fined if the renters fail to follow the rules. Please review the pool rules. You will see that if guests use the pool, an owner of that unit must be present. "The enclosure of the pool and its area are private property, for the use of residents. It is not a public facility. Residents may bring their family to the pool. Non-family guests are limited to 4 at a time and must be accompanied by the owner. The total number of people using the pool at one time, from any one unit is six. Residents are responsible for the actions of those they have

invited.”

Docks – David Edwards

Homeowners, please review the temporary berthing forms available for download on our website for those times you might have friends visiting by boat that wish to use one of our boat slips.

Pool – Tammy Holloman

*Tammy has requested an on-site meeting with the project manager of Pearl Pools Plastering project for our pool. Once this meeting is set, other directors will attend if they can.

*Tammy is going to have the phone company look at the phone line again at the pool to check the outlet. She is going to try and do something about the old box that is an eyesore.

Waterfront Committee:

Dick and Roland are working diligently to identify funding sources. This will continue. The wheels of government run slow.

Capital Needs Assessment: Beverly Casey

There is a plan on the table to do the repairs to the parking lot, potholes, sidewalks and seal coating in stages due to the unexpected expenditures on the pool. This plan is in the active phase.

Boat in Parking Lot

Homeowners, please review the HOA Rules and Regulations with regard to boat storage in the parking lot. Owners that need to store a boat in the parking lot more than 48 hours need to inform the secretary or a board member.

Solar Lights: Security

Roland has ordered a solar light with the approval of the board. This one will be erected and see if it will meet our needs for night lighting. This will be under discussion. Roland said Felix would be putting up this test light tomorrow.

The next directors’ meeting will be Tuesday, April 9th, 2024 at 5:00 and will be at the home of Tammy Holloman.

There being no further business, the meeting was adjourned at 5:25 PM.

Respectfully submitted,

Sandy Martin, Secretary

Reminders



Keep your home and car doors locked!

No RVs, boats, trailers or their combination shall be stored on common areas, including the parking lots, for periods exceeding 48 hours, except under emergency severe weather conditions. See the Washington Harbour Rules & Regulations.

Please don't park on the grass.

Please pick up after your dog. There have been complaints from the keepers of the lawn. It seriously hampers work getting done with the lawnmower. Think about it.

Please put your yard waste at the designated area.

WASHINGTON HARBOUR
Washington, North Carolina
Annual Homeowners Meeting

Tuesday, 12 March 2024 – 5:30 PM

Roland opened the zoom meeting at 5:30 PM. There were a few owners that joined in the zoom meeting. Thanks to Marty Worthy, Gwen Edwards, Michael Holloman and Eric Lund. All of the directors were tuned in.

Roland gave the 2023 summary.

2023 Annual Summary

To All Our Owners,

This Vision and Mission Statement appears to be generally accepted by both our homeowners and residents, so it's well worth a review at this time:

"The vision we share is to be our region's most desirable neighborhood.

We are fortunate to be located in a growing and attractive North Carolina city on a remarkable estuary. Also, we are a distinct community that is friendly, welcoming, supportive of each other, and have a cohesive social fabric of young and old residents. Maintaining and strengthening those attributes that are within our control will help us toward our vision.

The HOA Board's mission has been, and will continue to be, to maintain Washington Harbour with an eye toward gradual improvements wherever feasible. We strive to accomplish our mission through sound fiscal discipline that provides a foundation for our vision driven goals."

+++

Once again, I thank our board members for their commitment to our mission these past twelve months.

I look forward to the next twelve months working toward our vision.

The past year has been a year of incremental improvements wherever possible.

Beverly has worked closely with Sandy to provide reports that allow the board to fully understand our financial status.

Beverly has been working on a very comprehensive capital needs assessment so that we can plan on upcoming major expenditures.

Jo has been on top of the landscaping and continues to work with Troy.

David has ensured that the docks are the envy of the town.

WASHINGTON HARBOUR

Washington, North Carolina

Tammy has ensured that our pool is the most enjoyable amenity of our neighborhood, and the pool is now being completely refurbished.

Dick Barber and I continue to research public funding for major repairs to the sea wall.

Laura Beth Sutton has been a welcome addition to our board and will be a solid contributor.

I thank all of you for your dedication to our little community.

An indication of just how desirable Washington Harbour continues to be is the low turnover of units in the past year, coupled with just how great our new neighbors are when we meet them!

Dues

Just a word of explanation on our dues increases; any significant increase in our dues requires a vote by the homeowners, but an increase equal to the rate of inflation does not. We have been having annual increases equal to the inflation rate which essentially helps our HOA revenue keep pace.

Some years ago, the board established a policy of trying to achieve a reserve of \$100,000 and ultimately growing it to \$150,000 by 2025. Patrick Ternan and John Robertson researched HOA finance best practices and informed the board that the lack of reserves is most often the cause of unexpected financial difficulties for HOA's.

Docks

Our Dock Masters, Gwen and David Edwards have ensured a safe and beautiful marina for us to enjoy.

Our docks are in great shape, thanks to our Dock Masters. Thank you!

Harbour Security

Some of our video doorbells have shown individuals roaming the neighborhood before sunrise. They usually look for unlocked cars and take items of value to them. We are in the process of having solar powered motion sensing lights installed at the entrances and at the dumpsters. It appears that these individuals don't like working under the lights! You should see progress on this project in the coming weeks.

WASHINGTON HARBOUR

Washington, North Carolina

Walkway Concrete Repairs

We recently contracted for the repairs to our walkways. There are still a few curb areas that need attention and these will be addressed later when the contractor returns.

Pavement Cracks

We've recently had pavement cracks filled in and the contractor said they should cure for some time before sealing. The contractor should return in the spring to seal the asphalt. The good news is that they determined our pavement is rather solid, so this treatment should add years to our paved areas.

Sincerely,

Roland Wyman, President HOA

Election of two directors

The main point of business was the election of the directors for the two spots that have completed terms of service. The Board has nominated Tammy Holloman and Beverly Casey for reelection and they both agreed to serve. Roland asked if there were any nominations from the floor and there were none. Jo Woolard moved to close the nominations and to reelect Tammy and Beverly. David seconded the motion. It was unanimously approved.

Congratulations to Tammy and Beverly, and to the homeowners for retaining such assets as these two.

There being no further business, Roland moved to close the meeting. Jo seconded the motion and the meeting was adjourned at 5:53 PM.

Respectfully submitted,

Sandy Martin, Secretary

Condolences to the friends and family of a long-time resident, Matt Barbani, aged 92. We learned of his passing on March 10, 2024. Matt was an artist and authored two books based on his life. He was a patriotic American. He will be missed.