

Cedar Landing
2 – Creek
Estates
Road
Maintenance
Organization

- Annual Meeting
- January 11, 2020
- Chapel By The Bay Fellowship Hall
- 1:00 pm

Owner Briefing

- Introductions
- Briefing
 - Highlights of 2019
 - Financial Report
 - Board
 - Election Results
 - Committee Updates
 - Road Use
 - Cedar Avenue Lane Narrowing
 - The Big Picture
 - Gravel Roads - Costs
 - Asphalt Roads – Costs
 - Cedar Avenue Options - Review
 - Community Grills
 - Communications
 - Website
 - Facebook
- Owner Questions
- Adjourn

Highlights of 2019

- Established contract with Bisping Land Improvements for:
 - Quarterly grading of gravel roads
 - Asphalt patching
 - Repairs as funds are available
 - Emergency response
- Managed liability risks:
 - Narrowed Cedar Avenue problem areas to one lane
 - Acquired liability and directors and officers' insurance
- Stabilized roadbed; applied gravel:
 - Cedar Avenue and Bishop Drive
 - Cedar Avenue and Creek Drive
 - Creek Drive and Landing Court
 - Creek Drive and Cedar Court
- Patched Cedar Avenue asphalt and applied reflective material to speed bumps
- Erected "Posted" signs at the entrances – Thanks, Greg Fogle!
- Removed Stop signs at Cedar and Doe Ridge

Highlights of 2019 - continued

- Applied for FEMA/SBA assistance for Florence damage
 - Declined the loan offered
 - Terms reasonable but would have committed owners for many years
- Continued research into possibility of gating/tolling
 - Very difficult to get companies who do this kind of work to offer bids
- Held annual and three quarterly membership meetings
- Held monthly board meetings
- Responded to member inquiries, complaints, and requests

Financial
Report:
104%* of fees
spent on
roads

2019**	
Income	
• Fees Collected	\$24,491.18
Expenses	
• Road Maintenance (labor, equipment, fuel, material, and delivery)	\$23,129.10
• Bisping Land Improvements	\$21,648.70
• Colley Construction	\$ 1,027.31
• Atlantic Coast Mulch & Stone	\$453.09
• Accounting	\$ 1,240.00
• Insurance	\$ 1,185.00
• Communications (website, PO Box, postage)	\$ 237.00
• Street light – Cedar @ 210	\$ 115.50
Total	\$25,906.60
*Balance from 2018 used to fund excess of expenses over fees collected	
**Unaudited	

2020 Election

- Election extended to January 31, 2020
 - Problem securing No. 10 double window envelopes for the mailing
 - Resulted in late delivery of ballots
- Four board members proposed for re-election:
 - Steve Hanchey, President
 - Anita Berger, Vice President
 - Ann Donnelly, Treasurer
 - Cynthia Kunz, Secretary

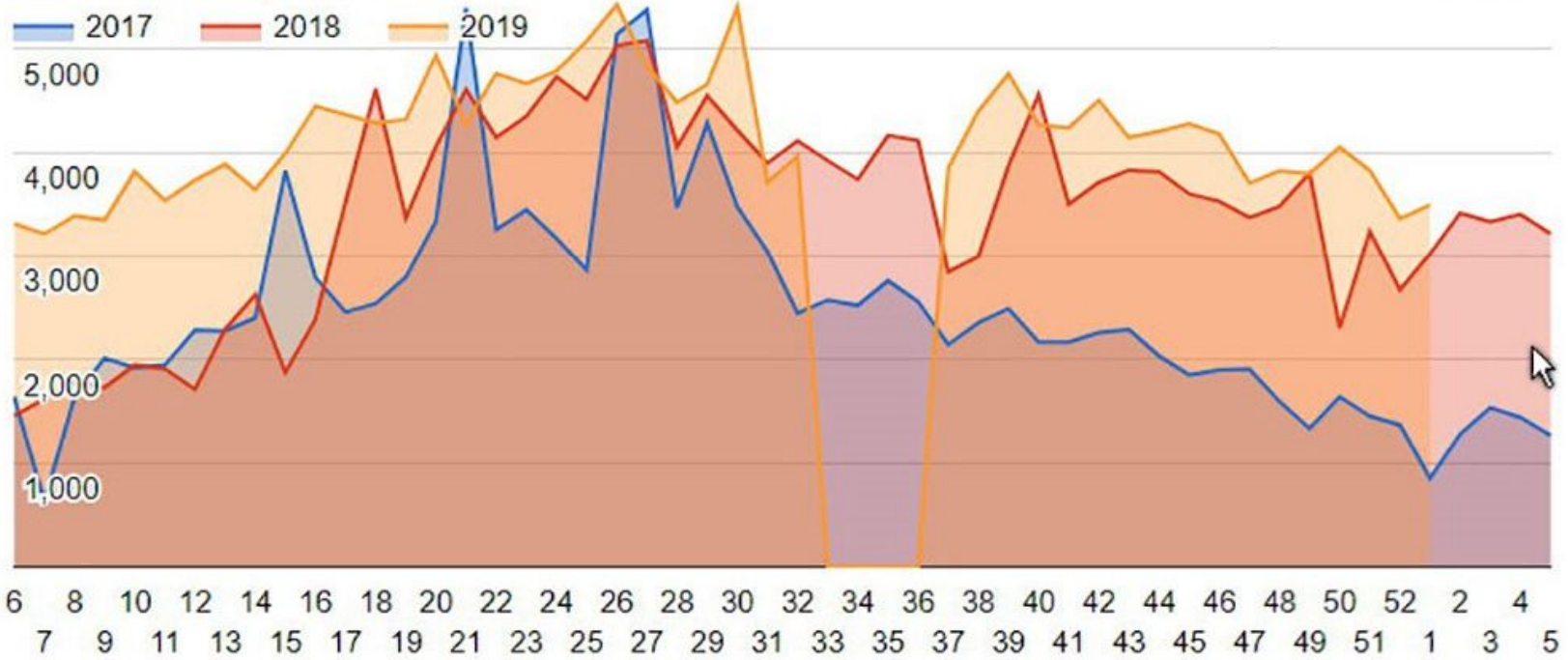
Committee Update

- Three committees:
 - Activities (Greg Fogle)
 - Audit (Sue Conerly)
 - Communications (Jeff Conerly)
 - ~~Road Maintenance~~
 - Mike Colley resigned as chair in June 2019
 - Board deals directly and with Ryan Bisping and Bisping Land Improvements
 - Mike Colley remains available for emergencies

Road Use

- Traffic continues to increase on Cedar Avenue
 - Vehicle Trips:
 - 217,000 in 2019 – *increase of 37,000*
 - 180,000 in 2018 – *increase of 53,000*
 - 127,000 in 2017
- But the rate of increase diminished as the result of
 - Prominent 'Posted' signage
 - Prior tolling
- With new homes at #50 and Batts Road and elsewhere, rate may rise again

CL-CE Vehicles per Week



Cedar Avenue:
2 Sites: 1) End
of Asphalt;
and 2)
Washout Site

- Roadbed remains unstable at both locations
- Repair requires excavation and replacement of drainage pipes ~ \$5,500
- Until funds are available, road will stay narrowed to one lane
- Plastic barriers will be removed
 - Borrowed from Onslow Paving
 - RMO will pay for the 1 barrier damaged by a driver (\$300)
- Timber (RR ties) barriers will be constructed soon
 - Will do the job of keeping vehicles away from danger
 - More economical than concrete
 - Concrete ~ \$4,600 plus delivery
 - RR Ties ~ \$1,000
 - More esthetically appealing than concrete

The Big Picture: Gravel Roads

- Gravel roads cost ~ \$10,000 per ¼ mile
 - We have 2.7 miles of gravel/sand road
 - Would cost about \$100,000 to complete gravel roadbeds
- We don't have that kind of money, so are gradually replacing sand with gravel for roadbed stabilization
- Current Priorities:
 - Quarterly grading
 - Repair of Creek Drive between Bishop and Cedar Courts
 - Replacement of sand with gravel as funds permit
 - Restoration of speed humps
 - Road dust reduction
 - Suggestions? Specific repairs needed?

The Big Picture: Asphalt Paving

- Asphalt roads cost ~ \$40,000 per $\frac{1}{4}$ mile
 - We have .5 miles of asphalt road
 - Would cost about \$80,000 to replace the paved portion of Cedar Avenue
- We don't have that kind of money, so are continuing to patch the asphalt
- Current priorities:
 - Continue patching
 - Maintain speed bumps and reflective material

The Big Picture: Cedar Avenue Options Review

- We have:
 - Unfunded repair and maintenance requirements on Cedar Avenue,
 - Development occurring all around us
 - #210
 - \$50 and Batts Road
- We continue to research and explore the options
- No clear and acceptable solution to date
- To review....

Continued Research on Options – Cedar Avenue

Jurisdiction	Approach	Pluses	Minuses
State of North Carolina	<ul style="list-style-type: none"> • Would widen, re-build, and pave roadbed to state standards 	<ul style="list-style-type: none"> • State would take over maintenance costs for Cedar Avenue • Non-Cedar Avenue owners would continue to pay for side road maintenance 	<ul style="list-style-type: none"> • Property loss for Cedar Avenue owners • Paved surface likely to increase cut-through traffic volume and speed
Pender County	<ul style="list-style-type: none"> • Might loan us the money to widen, re-building, and pave roadbed to state standards • Loan amount would be added to tax bills • Would support us if we find a state solution 		<ul style="list-style-type: none"> • Property loss for Cedar Avenue owners due to widening • Paved surface likely to increase cut-through traffic volume and speed • No guarantee that the state will accept maintenance responsibility

Continued Research...

Jurisdiction	Approach	Pluses	Minuses
Town of Surf City	<ul style="list-style-type: none"> Not interested in annexing the community Would support us if we find a state solution 		
CL2-CE RMO	<ul style="list-style-type: none"> Install tolling stations or gates that accept passes or credit cards at Cedar Avenue and Landing Drive 	<ul style="list-style-type: none"> Increased toll revenue Likely to reduce cut-through traffic 	<ul style="list-style-type: none"> Costs of site preparation, electric service, equipment purchase and maintenance, and security Legal risk – We cannot close Cedar Avenue without a change in NC law
CL2-CE RMO	Continue holiday weekend tolling	<ul style="list-style-type: none"> Raises funds, awareness, and seems to have enhanced community cohesion 	<ul style="list-style-type: none"> Need 20+ volunteers Disrupts volunteers' holidays

Community Grill

- Next Community Grill
 - Saturday, April 18, 2020
 - 12:00 noon – 2:00 pm
 - Location - TBD
 - Bring:
 - Something to grill
 - Something to drink
 - A dish to share
 - A chair
- Thank You! – To Greg Fogle, who chairs the Activities Committee and organizes the events
 - Two grills held in 2019 – April and October
 - Thanks to Cynthia Kunz, Anita Holder, and Jim Berger, for hosting

Communications

- Website
 - CL-CERMO.com
 - Shows 'member status'
 - Vehicle count updated weekly
 - 54,485 visits in 2019 with 14,139 unique visitors
- Facebook
 - <https://www.facebook.com/creekestates/>
 - Neighborhood 'bulletin board'
 - Updates on power and water outages

2020 Board Priorities

- Grade roads 4 times per year
- Stabilize sand roadbeds with gravel as funds permit
- Patch asphalt portion of Cedar Avenue
- Monitor traffic and continue research on Cedar Avenue maintenance options
- Increase the number of owners staying current with road fees
- Increase the number of owners who remove burned debris to clear culverts and ditches
- Increase community involvement
 - Neighborhood Watch group
 - Community Grills

Questions?
Comments?
Did we miss
anything?