

# BOARD OF DIRECTORS

## CL<sub>2</sub> – CE RMO, INC.

MEETING REPORT – MAY 4, 2021

The Cedar Landing 2 – Creek Estates Road Maintenance Organization (RMO) Board of Directors convened by conference call on Tuesday, May 4, 2021 at 6:00 pm.

President Steven Hanchey convened the meeting.

The reports of the March 2 and April 6, 2021 meetings were accepted.

### **I. Road Maintenance**

#### **A. BLI Work**

Mr. Hanchey noted that no work had been undertaken since the roads were graded in March. Members discussed current road problems for BLI attention:

- Park Drive at Landing Drive – Check – Had been listed for roadbed stabilization but the road has seen less traffic recently and may be fine
- Creek Drive between Bishop and Cedar Court – Park of the roadbed was successfully raised; now the adjacent part needs to be raised to prevent ponding
- Bishop Drive at Cedar Avenue – Sinkhole at southeast corner of the intersection needs to be filled
- Pine Ridge Court at Cedar Avenue – Road condition is rough; will review to see if the roadbed can be built up and stabilized

#### **B. Speed Bumps/Humps**

Members discussed the recent appearance of two new speed bumps on Cedar Avenue, one of which had been discussed previously with Allen Faircloth and Bill Mistinko (roughly at 911-912 Cedar) and the other (at the east end of the concrete barriers) which had not. Both had been the subject of several complaints, not because the bumps were there but because of their angle, height, and visibility. Members agreed that a policy with construction standards was needed.

Communications Committee Chair Jeff Conerly will adapt Department of Transportation standards for speed humps – or speed tables – for RMO use; Secretary Cynthia Kunz will draft the policy statement and Mr. Conerly will share the draft with emergency response and other officials to make sure that the speed hump standards are acceptable to them.

Mr. Hanchey reported that he had purchased 8 reflective signs alerting drivers to the presence of speed humps.

#### **C. Asphalt Potholes**

Ms. Kunz reported on an owner inquiry about why the RMO uses cold patching on the asphalt section of Cedar Avenue instead of using a more durable repair technique. The owner understood that the answer was cost and offered to contact a colleague in the asphalt business to secure a quotation.

Given the depth of several of the potholes, members agreed to proceed with BLI doing the cold patching if the alternative quotation is not received within the month.

## **II. Financial Operations**

Treasurer Ann Donnelly provided a written report noting the current bank balance of \$19,583, with 58% of all owners - and 85% of those who routinely pay their fees – having paid for 2021.

## **III. Other Issues**

Members discussed:

- Request to re-open Doe Ridge Drive at Cedar Avenue – The Deer Run Homeowners’ Association (HOA) has replied to the RMO’s request, declining to re-open the intersection. Next steps are temporarily on hold pending resolution of the speed hump policy and standards. Once these have been agreed, Ms. Kunz will coordinate with Fire Chief Wilson to secure his endorsement of the need to re-open the intersection before drafting a reply to the Deer Run HOA and coordinating with counsel Ken Ording.
- Request for Financial or In-Kind assistance in maintaining Cedar Avenue from the Town of Surf City and Pender County – Letters have been prepared and are ready for a preliminary consultation on strategy with owner and Town of Surf City Mayor, Doug Medlin. Next steps are temporarily on hold while the issue of paid beach parking settles down.
- Complaint regarding a speeding Dodge Charger from 707 Cedar Court – Paused, since the vehicle in question had apparently been in an accident and is no longer there.
- Complaint regarding a speeding Red Jeep from 401 Cedar Avenue – Paused, since owner is now involved in securing possible asphalt bid.
- Neighborhood Watch – Mr. Hanchey spoke with owner and retired Pender County Deputy Sheriff Donny Long who noted that the previous leadership did not offer support to Neighborhood Watch groups. He suggested that the RMO contact the new sheriff to see if this had changed.

## **IV. Adjournment and Next Meetings**

The next meeting will be held on Tuesday, June 1, 2021 at 6:00 p.m. Unless events intervene, the meeting will be in-person at 507 Bishop Drive.

It may be possible to hold the July 10, 2021 quarterly membership meeting in person as well. Mr. Conerly noted that the Chapel By The Bay Fellowship Hall remains under COVID-19 protocols. Treasurer Ann Donnelly will check on the possibility of using The Gathering’s hall.

**Motion Made and Seconded: To adjourn [Motion Passed].**

V. Attendees

Attending	Name	Title/Role	Telephone	Email
<b>Board of Directors</b>				
Yes	Steve Hanchey	President	910.289.5246	<a href="mailto:hshanchey@embarqmail.com">hshanchey@embarqmail.com</a>
Yes	Ann Donnelly	Treasurer	252.702.2100	<a href="mailto:anndonnellyo2@gmail.com">anndonnellyo2@gmail.com</a>
Yes	Cynthia Kunz	Secretary	703-405-4423	<a href="mailto:cynthia.kunz@kunuzandcompany.com">cynthia.kunz@kunuzandcompany.com</a>
Yes	John Brooks	Member	910-785-1274	<a href="mailto:John.brooks@ipaper.com">John.brooks@ipaper.com</a>
<b>Committee Chairs</b>				
Yes	Jeff Conerly	Communications	910.328.3695	<a href="mailto:jeff@jns2.com">jeff@jns2.com</a>
Yes	Sue Conerly	Audit	910.328.3695	<a href="mailto:sue@jns2.com">sue@jns2.com</a>
No	Greg Fogle	Community Activities	704.756.0338	<a href="mailto:Gregcrs1@gmail.com">Gregcrs1@gmail.com</a>