

# BOARD OF DIRECTORS

## CL<sub>2</sub> – CE RMO, INC.

### MEETING REPORT – JUNE 2, 2020

The Cedar Landing 2 – Creek Estates Road Maintenance Organization (RMO) Board of Directors convened by conference call on Tuesday, June 2, 2020 at 6:00 pm.

President Steven Hanchey convened the meeting. The report of the May 5, 2020 meeting was accepted.

#### **I. Road Maintenance**

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

Mr. Hanchey reported that all work and repairs authorized in the May meeting had been accomplished:

- Potholes on Cedar Avenue from Creek Drive north to roughly 607 Cedar were filled with crushed concrete and packed
- Potholes on Cedar Avenue at the southern end of the asphalt have been patched; those at the northern end will be patched around the July Fourth holiday
- The drainage, ponding, and sinking east of 502 Creek Drive was filled and crushed concrete was added to stabilize the roadbed
- Ashley Lane was graded and the washout at Phillip Circle was repaired
- Potholes on Rustic Court and on Cedar Avenue at Pine Ridge Drive were filled

Members discussed the objections of several Creek Drive neighbors to the use of crushed concrete rather than gravel in recent road repairs. Members noted that the owners voted (24-8) to adopt the use of crushed concrete in order to better stabilize deteriorating roadbeds.

##### **B. New Road Issues and Traffic Count**

Members noted two new issues to refer to BLI for recommendations and cost estimates:

- Poor drainage and ponding south of 605 Park Drive
- Number and depth of potholes on Landing Drive near Driftwood Drive

Given the current number of issues and the fact that hurricane season is just beginning, members agreed to table the issue of roadbed instability at Creek Drive before Donna's Drive.

Jeff Conerly noted that the traffic counter is showing an uptick in Cedar Avenue traffic.

#### **II. Financial Operations**

Treasurer Ann Donnelly reported that the RMO has ~\$17,199 in the bank and that just over 64% of owners had paid 2020 road fees. She noted that she had identified and corrected the billing status for

five properties in an 'Inactive' file that had not been receiving road fee bills. Members agreed to postpone the internal audit until later in the month.

A letter to Ashley Lane owners who have not paid their fees was drafted and sent, noting the recent work on their road and encouraging payment.

**III. Owner/Member Issues**

Members noted that Doug Medlin, owner of 113 Pine Ridge, had now paid his 2020 road fees.

**IV. Quarterly Membership Meeting**

Members discussed options for the quarterly meeting scheduled for July 11, 2020, including holding the meeting in the Chapel By The Bay parking lot to permit the proper physical distancing.

**V. Adjournment and Next Meeting**

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

The next meeting will be held on Tuesday, July 7, 2020 at 6:00 pm by conference call.

**VI. 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>
No	Anita Berger	Vice President	615.513.2177	<a href="mailto:anita@anitaholder.com">anita@anitaholder.com</a>
Yes	Ann Donnelly	Treasurer	252.702.2100	<a href="mailto:anndonnelyo2@gmail.com">anndonnelyo2@gmail.com</a>
Yes	Cynthia Kunz	Secretary	703-405-4423	<a href="mailto:cynthia.kunz@kunzandcompany.com">cynthia.kunz@kunzandcompany.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>