

## Queen's Grant Recreation Annual Meeting

October 19<sup>th</sup>, 2019

Board Attendance: Kim Quinn, Bonnie Moore, Kristine Perry, Ron Brown, Sylvia Jurgenson, Billy Sutton.

Guests: James Matthis of TideFirst Management Company, LLC; Gary Ange of KMQ, Inc.; and Charles Meier Rec Attorney, Lt. John Feely of Topsail Beach Fire Department

Kim opened the meeting, welcoming the attendees and introduced guests listed above.

Quorum established with 83 out of 109 present in person or proxy.

James Matthis of TideFirst Management Introduction and Discussion:

- Review the QGRA financial transactions from June 2018 thru April 2019. (by Premier Management Co.
- Official Report attached and provided to all owners.
- Questions from the community.

QGRA Regular Assessment Review (James Matthis and Kristine Perry, copies provided to the community)

- Reviewed Balance Sheet and Profit & Loss Statement
- Fielded questions from the Community

Presentation by Topsail Beach Fire Department

- Reviewed Fire Safety
- Prevent Fire: Biggest cause of fire is cooking related. Grilling is a major cause.
- Not allowed to grill on decks, especially upper ones.
- Ensure propane tanks are in good shape
- 30 years ago, 17 mins to get out of a house fire, now in 2019 it's 3-5 minutes!!!!
- Check smoke alarms recommend the
- Exit points clear and open
- Close your doors when you are sleeping, interior doors can protect you from fire.
- Recommend annual cleaning of dryer vents (should be addressed by HOA and SS)
- Fire Extinguishers are critical and should be kept up to date
- Lt Feely will send the code to Kim to be distributed to the community

Special Assessment Review

- Report provided to community with full transaction detail
- Community should expect to pay the 3<sup>rd</sup> assessment
- WWTP expense not included in the budget due to the state required need to raise the risers (22K)
- Beach re-nourishment: Bill Adam's suggest we request that Queen's Grant be serviced first
- Owner suggested that we request help from the town to plant sea oats and place sand fencing in exchange for the utilization of the pipe

- Dredging starts December 15<sup>th</sup>
- Assessment: Insurance Addendum needs to be rectified by December before KMQ contract for Assessment Project Manager ends.

#### Property Management Discussion:

- Recap of three board meeting: Everyone agreed a Property Manager is needed

#### 2020 Budget:

- Budget Overall Review by Kim Quinn
- Community Discussion, Q&A
- Ted Shields suggested that the board establish a point person or two to liaison with the town to continue idea sharing
- Vote called for to accept the 2020 Budget at the \$899
  - In Favor: 69 in favor
  - 1 proxy in opposition of the 2020 Budget
  - The vote was not challenged and Charles Meir confirmed this process to be an accurate account of the 2020 Budget Approval per our governing documents.

#### Election of Board Members:

- Kim Quinn and Ron Brown are re-running
- Kim nominated the HOA and SS president's (Sally Dickenson and Jim Hepner) to take Billy Sutton's and Sylvia Jurgensen's position
- Three-year term with the term starting January 2020
- Motion to close the nomination, Lee West, 2<sup>nd</sup> Jeremy Lemaire.
  - All in favor
    - Sallie Dickenson, Jim Hepner, Kim Quinn and Ron Brown all elected to the Recreation Board, with terms expiring 12/31/2022.

#### Bill Adams spoke to the community

- Recommended that we appoint a liaison to help with the town communications
- Make sure to thank your Volunteer Board Members!

Kim Quinn presented Billy Sutton with plaque for his 25 years of service! The community is very grateful for his service!

Motion to adjourn by Chuck Esserwien, 2<sup>nd</sup> by Ted Shields. No objections, meeting adjourned.