

Irish Creek Section 2 Homeowners Association (HOA)

Board of Directors Special Called Meeting

Date: March 17, 2025

Location: Harris Real Estate Group

Attendees: President Maggie Kerr
Vice President Roham Lahiji
Secretary Sherry Whitten
Scott Harris, past president
Landon Letchworth
Steve Shankweiler
Freedom Edmundson, Community Association Manager for Russell Property Management

Guests: Karen H. Cobb, NC/GA R.E. Broker, THC, Inc. – Land Acquisition Specialist
Chris Justice, Real Property Agent I, Division 2, Right of Way Unit, North Carolina Department of Transportation
Yvonne Radford, Division Agent, Division 2 Right of Way Unit, North Carolina Department of Transportation

President Maggie Kerr called the meeting to order at approximately 6 pm. The North Carolina Department of Transportation representatives were reintroduced to the new board members. The Board of Directors met to continue discussion on the proposals submitted by the North Carolina Department of Transportation concerning the purchase of real property due to the acquisition of right of way and damages.

The first proposal addressed was the Section 2 entrance. The previous contingent offer of \$33,025 was presented on February 18, 2025, to the board. This offer included payment for the stone entrance sign, 3-directional sign, 1 pole-mounted light, and landscaping consisting of one Willow Oak and 45 bushes. After much discussion, the board agreed that the offer was unacceptable and proposed a counteroffer of \$50,000.

Chris Justice stated that after reviewing the proposal and our counteroffer, the North Carolina Department of Transportation has agreed to accept our counteroffer of \$50,000. He explained the reasoning for the changes and agreed that our concerns were warranted and taken into consideration. The Board of Directors unanimously accepted the proposal, and Chris Justice explained the next steps in the process.

The next proposals discussed were Parcels 98, 99, and 100. Consultant Karen Cobb reviewed the previous contingent offers and stated that none of the offers had changed. For Parcel 99, the offer is \$5,000, and for Parcel 100, the offer is \$7,125. There would also be \$5,000 added to

each one of the offers for a total of \$22, 125 for Parcels 98 and 99. This is for the right-of-way, temporary construction easement, and permanent utility easement. The offer includes payment for improvements to the landscape and landscape lighting. She also stated that the property owners have settled, or the final process is being completed. Division Agent Yvonne Radford stated that the offer for Parcel 100 has not been completed, but it is an even smaller parcel, and she did not expect any more than what is being offered for the other parcels. She counteroffered \$75,000, with \$50,000 allocated for the entrance property.

The Board of Directors all agreed that the offer was unacceptable due to replacement cost, inflation, aesthetics, including sounds. The Board provided counteroffers for the following:

Parcel 98-\$5,000

Parcel 99-\$20,000

Parcel 100-\$25,000

The total offer for the entrance and all three parcels amounted to \$100,000.

Reasons for the recommendations were discussed further, and the North Carolina Department of Transportation representatives requested a room to discuss the counteroffer proposals. The representatives privately discussed the board's counter offers in a separate room. After reconvening, the representatives agreed to accept our counteroffer. The Board of Directors unanimously agreed to accept. The next steps of the process were discussed, and the meeting was adjourned at approximately 7:30 pm.

Respectfully submitted by Sherry Whitten, Secretary.

Edited and approved by the board on August 25, 2025