

Beaufort Pointe Homeowners Association

Annual meeting for 2026; held March 7, 2026, 10:00 am

Two Rivers Alehouse, Washington, NC

Welcome

President, Jennifer Howard, opened the meeting at 10:04 am

In attendance were:

Howard, C. McLawhorn, Summerlin, Lewis, Jordan, Thomas, Whitehurst, Harrington, Whichard, Whitmire, Brock, Lockamy, Stovall, Thomas, Kuenzi, Leigh, Midyette, Huber, Jackson, Cobb, Drake, and April Berges RPM.

Total Lots 111, HOA owns 6, 36 votes present, 6 votes represented by proxies.

Establish quorum by April Berges for HOA meeting.

Amendment not presented due to lack of quorum for bylaws change of 67%. RPM will email/mail vote 30 days after meeting.

Jennifer introduced board members and the Russell Property Management representative and announced those on the ARC committee and the Security Committee.

BUDGET

The 2026 budget was presented as part of the packet. Budget is balanced, but Jennifer advised there may be savings from landscape changes.

MAINTENANCE AND IMPROVEMENT PROJECTS COMPLETED

- Front entrance addition of permanent rocks to replace mulch.
- Sign repaired and painted, as well as street signs.
- Addition of Russell Property Management – russellpm.com/homeowners-associations
 - Collecting Dues
 - Handle ARC request.
 - Solicitation of vendor quotes

FUTURE PROJECTS

- Reserve Study – last performed 2016. Evaluation of future expenditures in 2026
- Acquisition of Lot 12. Access to lot is blocked by entrance gate.
- Front Gate Security improvements tabled until purchase of Lot 12

- Grounds maintenance
 - Mows to increase from 11 to 17 mows per season (end of April to first of November)
 - Obtaining separate bids for HOA owned and vacant lots.
- Gate Code change effective March 30, 2026.
- Boat Lot – current lot is at capacity. Evaluation of structure and pricing on current lot as well as finding additional space.

BOARD OF DIRECTORS

- Two positions expiring
- Jared Gray and Michelle Leigh elected for 3-year terms expiring 2029.
- Jennifer Howard and Bill Stoval’s terms will expire in 2027.
- Devin Drake’s term will expire in 2028.

MAIL IN VOTES TO BE SENT AFTER 30 DAYS FOR VOTE ON

- Amendment related to – Combination of Two Contiguous Lots
- De-annexation of four lots on Whichard Court.

Meeting Opened for Discussion

Jennifer Howard adjourned the meeting at 10:32 a.m.

Respectfully submitted.

Tammy Kuenzi, Secretary