

RiverSound Property Owners Association, Inc.
2025 Annual Meeting Minutes
Edenton Methodist Church
Saturday, September 13, 2025, | 10:00 AM – 12:00 PM

Opening

The 2025 Annual Meeting of the RiverSound Property Owners Association (POA) was called to order at 10:07 a.m. by President Dale Hopper.

Officers Present:

- Dale Hopper – President
- Joe Tutt – Vice President
- Jim Butts, Jr. – Treasurer
- Guy Shaneybrook – General Manager
- Billi Jo Achurra – Secretary

Establishing a Quorum

As of the meeting date, RiverSound Phases 1 and 2 include a total of 279 lots. A quorum requires one-third of lot owners, or 93 lots, to be represented.

- **In attendance:** 40 lot owners
- **Proxies received:** 69
- **Total represented:** 109 lots

A quorum was officially established.

President's Update – Dale Hopper

President Dale Hopper discussed several key topics:

1. **Architectural Review Board (ARB) Guidelines:**
Emphasized the Board's fiduciary duty to enforce ARB Guidelines and reminded owners to review them with builders *prior* to signing any contracts to ensure compliance.
2. **Delinquent Dues & Legal Action:**
 - Met with attorney Will Crowe on September 12, 2025.
 - Liens have been filed on 11 lots with delinquent dues. Foreclosure cost is approximately **\$2,500 per lot**.

- Additional **50 delinquent lot owners** will receive letters of demand this week. Failure to comply will result in liens.
- 3. **Marina Update:**
 - The Marina is owned by **Yeopim Partners LLC**, not the POA.
 - It remains **unfinished**, lacking a pump station, and the CAMA permit **expired in 2019**.
 - The developer offered to sell the Marina to the POA for **\$275,000**, but an appraisal valued it at **\$235,000**.
 - The POA is **not interested** in purchasing it. Use at your own risk.
- 4. **Board Transition:**
 - **Jim Butts**, Treasurer for 11 years, has resigned. He was recognized and thanked with a round of applause.
 - **Melissa Fales**, owner of Lot 14 in The Farms, was appointed by the Board as the new Treasurer. Her qualifications were noted and welcomed.

Secretary's Report – Billi Jo Achurra

1. **Lot Sales (August 2024 – August 2025):**
 - **10 properties sold:** 8 in Phase 1, 2 in The Farms (Phase 2)
 - Sales prices ranged from **\$25,000 to \$125,000** (cleared waterfront lot)
 - **Currently listed:** 33 lots for sale, priced from **\$19,500 to \$259,900**.
2. **Main Gate Lot Update:**
 - The long-vacant lot across from the main gate is **under contract**. A resident shared that the buyer intends to flip and resell, but that remains to be seen.
3. **Gate Code Update:**
 - Codes will change **mid-October**. Look for emails and check the **Owner's Circle tab** on www.riversoundpoa.com for updates.

Communications & Events

Libby, our Social Secretary, presented a visual board and report of community events:

- Community Yard Sale
- Halloween Party
- Pier Party
- Various social gatherings

Libby invited members to join the events mailing list.

Facebook & Email Communication:

Billi Jo emphasized the importance of **up-to-date contact information** and encouraged residents to follow the official RiverSound POA Facebook page and monitor emails.

Improvements & Maintenance – Guy Shaneybrook, General Manager

Work Completed (Aug 2024 – Aug 2025):

- Replaced 184 pier boards.
- Cabinets installed in WWTP
- Generators serviced
- Gate repairs and alarm servicing
- Phase 1 signs replaced.
- Rock placement in Phase 2
- Pond and Sunset Club repairs.
- Pressure washing of monuments.

Upcoming Projects:

- Future replacement of gates
- Asphalt sealing
- Additional Sunset Club exterior repairs
- **720 tons of rock** needed at a cost of **\$27,360** (not including labor)
- New speed limit signs for The Farms and additional signs in Phase 1
 - Cost comparisons underway

Vice President's Report – Joe Tutt

- **Boat Trailer Permit Decals:**
All boat trailers parked in designated areas must have decals. Residents are encouraged to report trailers without permits.
- **Gate Security:**
Sirens now active and evaluated by the Chowan County Sheriff.
Researching appropriate **camera systems** for both gates.
Trail cams are a temporary solution due to lack of power/internet.
- **Cluster Mailboxes:**
Two new clusters installed—one at each entrance. Pending meeting with the postmaster to activate.
- **Marina Camera:**
Camera installed with the developer's permission due to past issues with trash. Marina remains **outside POA jurisdiction**.

Treasurer's Report – Jim Butts, Jr.

Jim provided a detailed financial update. Copies were available at the meeting and are posted online in the **Owner's Circle**. Key points:

- Overview of dues collected.
- Maintenance expenses
- Cash reserves
- Status of unpaid dues

Open Floor Q&A

1. **Pipe Leak on Batts Island Road:**
 - Repaired. Guy will follow up with Chowan County on the fire hydrant still down.
2. **Weed Eating Around Fire Hydrants:**
 - Guy will instruct Brinkley to address this, especially in The Farms.
3. **Gate Keypad Damage – Cameras Requested:**
 - In progress. Trail cams to be used in the interim.
4. **Can We Have Zoom Meetings to Increase Quorum?**
 - **No.** Per legal counsel, Zoom meetings for official POA business are **not allowed** under NC law.
5. **Proxy Forms – Assignees and Specific Line Items:**
 - The assignee option **already exists**.
 - **CC&R updates** must be voted on as a **complete set**, requiring **66% owner approval**.
6. **Street Signs for The Farms:**
 - Replacements will occur in **phases** as needed. Phase 1 signs (20 years old) were replaced last year. The Farms signs are 10 years old and more durable.
7. **Gravel Road Repairs:**
 - All gravel roads will be evaluated and **repaired as needed** before adding new gravel.
8. **Cost to Build per Square Foot:**
 - **\$200–\$225 per square foot**
9. **Are Container Homes Allowed?**
 - **No.** They are not permitted under current ARB Guidelines.

Adjournment

The 2025 Annual POA Meeting was adjourned at **11:37 a.m.**

A community cookout followed at the **Sunset Club**.

