



## Board Update

First Quarter January 2021

Recently, the Monterey Shores Homeowners Association Board of Directors :

Asked Corolla Fire Chief Rich Shortway to certify run-off election results once voting ends. Since Chief Shortway is not a MS resident, the ballots will remain confidential. Results will be posted on the website once Chief Shortway completes his review.

Chose the law firm of Ward and Smith, P.A. to provide preliminary legal guidance prior to forming a committee to review our governing documents. The Board will prepare a list of questions designed to provide a legal framework for the committee's work and will submit committee recommendations to the firm for legal review. Their website is [www.WardandSmith.com](http://www.WardandSmith.com) if you would like some more information on their practice.

Discussed the state of the multiuse path and the on-going efforts to work with Currituck County on determining needs and responsibility. Confusion remains on both sides as to who bears responsibility for maintenance and repair. The County has admitted that they have had the MS section of the path on their long-range planning for some time, and HOA historical documents support County responsibility beginning in 2010. The Board will continue to pursue this issue, which will be discussed at an upcoming County planning meeting. You are encouraged to contact County Commissioner Bob White at 252-453-3040 or email at [bob.white@currituckcountync.gov](mailto:bob.white@currituckcountync.gov) regarding the state of the path.

Joined, as a Board, the Community Associations Institute, an organization that provides information, education and resources to the homeowner volunteers who govern planned communities. Board members will now have access to seminars, workshops, conferences, publications, and research on information, innovations and best practices in community association development, governance, and management.

Reviewed a preliminary report from ASC Chairman Barry Richman detailing the ASC Committee's proposed changes to ASC Standards, particularly in reference to storm water management for new construction and specific criteria for exterior architectural features.

Discussed possible solutions and implications for use of common parking lots. Questions regarding enforcement, seasonal use, and other issues will need resolution prior to a final procedure being adopted. ASC Chair Barry Richman will continue to refine the proposal and present to the Board for review.

Appointed Mike LaRuffa, Lot 035, to the Architectural Standards Committee. Mike brings an extensive professional background in construction as well as his experiences building a new home in Monterey Shores and subsequently renting that home. Mike joins Barry Richman, Jon Pawlow, and Ted Case on this important committee that reviews new construction applications, exterior modifications to existing lots, and handles covenant violations and complaints on behalf of the Board.

Reviewed information on HOA dues collection. Only about half the lots have submitted payment as of January 15. The number of homes in a rental program has decreased for the fourth straight year. Currently, 88 homes are in a rental program, down from approximately 130 in 2017. In 2020, 100 homes were listed as rentals.

The Board plans to meet again via Zoom early in the Second Quarter.

Monterey Shores Homeowners Association Board of Directors

Bob Scott, President/Acting Treasurer

Barry Richman, Vice President

Val Flannery, Secretary

Jon Pawlow, Member-at-Large