

Black Dog Harbor Owners Association, Inc.  
Annual Meeting  
February 2, 2017 @ 5:00pm  
Via telephone: 443/463-1450

## Minutes

### Old business

1. Trespasser action. Lawsuit concluded, no further issues.
2. Caretaker's cottage. Construction complete, lease has been recorded.
3. Boat ramp. Complete, no issues.
4. Sewer line. Pressure test of system revealed problems requiring additional engineering and new service locations.
5. Changes to CCR's.
  - 1) Change the development name from Aaron Hill Harbor to Black Dog Harbor.
  - 2) Change parking requirements from "one parking space per two bedrooms" to "one parking space per bedroom". This puts it in line with county requirements.
  - 3) Remove the requirement that all homes have a minimum of 3000 square feet.
  - 4) Remove the requirement that each home site install a pedestal lamp post connected to a dedicated "dusk to dawn" circuit.
  - 5) Change maximum occupancy from 12 to 14 persons.

### New business

1. Building on lot 2. Excess sand to be relocated on site.
2. Future building plans. Plan to build on lot 4 in fall 2017, then lot 1 in spring 2018.
3. Landscaping. Basic cleanup is complete. Transitioning to commercial contract.
4. Questions:
  - a. Barn roof. Hurricane Matthew damage will be repaired by roofer.
  - b. Barn storage. Once Mike's catamaran is removed, we will reorganized for better storage options.

### Finances

1. Review previous year (budget shortfall)
2. Review 2017 budget.
3. Set 2017 dues at \$2000 per lot. Email invoices to owners.

### Mid-year meeting

1. September meeting proposed date 9/7/17 at 5pm
2. Resolve phone-in problems before next meeting.