

Cornwallis Hills Property Owners Association Board of Directors Meeting

General Session - July 02, 2026 at 7:00 p.m. via Zoom

Attendance

- Board of Directors Present: David Scanga, Bill Evans, George Higgins, Lane Webster, Carrie Mintz
- Board of Directors Absent: Jeff Wright [arrived later], Catherine Perez [arrived later]
- Quorum Status: Reached as 5 of 7 Board of Directors are in attendance.
- Also Present: Al Soulier, CHPOA Property Manager.

Call to Order - Meeting called to order at 7:04 p.m.

Agenda Review & Approval

- Discussion: The Board acknowledged their individual review of the agenda.
- Action: Mr. Evans moved to approve the agenda. The motion was seconded and approved unanimously. Vote [5-0]. Two [2] Directors were not present.

Members Forum

- Discussion: Mr. Ambrose's application for a parking pad was not accepted and is seeking a solution. Several Board members asked clarifying questions and shared processes to possibly help with resolution.
- Action: The Board will discuss in detail during the Executive session.
- Discussion: Ms. Hambrick is concerned about erosion issues behind her property from the creek. She wanted to see if the NC DEQ has contacted the Board. The Board stated they have not been contacted by the NC DEQ and shared limited information about the creek.
- Action:
 - The Board informed Ms. Hambrick it has no standing in assisting her as this is a Town vs homeowner issue and, according to Ms. Hambrick, there is still an ongoing government investigation. The Board did suggest she contact an attorney.

Consent Agenda

- Accept/Reject/Modify:
 - Modify - All reports in item 4 of the agenda have been moved to item 7 - Reports for discussion.

Unfinished Business

- Topic: Approve minutes from previous meetings.
 - Discussion: The status of the May and June general and executive sessions was shared. The May general session minutes has been completed but not the executive session. The June general and executive sessions have not been completed.
 - Action: The May and June minutes are scheduled to be completed within two weeks.

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New Business

- Topic: Seeking new legal counsel for the Association.
 - Discussion: A proposal to work with Jim Slaughter, a lawyer who specializes in homeowners associations [HOA] was shared given some dissatisfaction with our current attorney. The transition to legal counsel experienced in HOA's is especially important given new information, shared by the Property Manager, about the Claim of Liens process.
 - Action: The Board authorized the Finance Committee Chairperson to reach out to potential new attorneys to evaluate their services before making a final decision.
- Topic: Incentives for usage of the private section of the website
 - Discussion: Proposal to incentivize website usage through local business discount/coupon offers was discussed. A Communications committee member has drafted a letter to local businesses. Board members suggested specific local vendors to approach.
 - Action:
 - The Board will review the letter to the local businesses and suggest any changes.
 - The Board has given approval to contact local businesses once the letter is reviewed and approved by the Board.
- Topic: The Neighborhood Watch program.
 - Discussion: The status of the program and its current viability was addressed.
 - Action: Mr. Wright has agreed to contact the police department to get information on how the program should function. Once we have that information we can develop a strategy to address the program's viability.
- Topic: Board Retreat
 - Discussion: Selecting a date for the Board retreat.
 - Action: The recommendation is to schedule the retreat in September.

Property Manager & Committee Reports - Available upon request from the Property Manager.

Adjournment - A motion was made by Mr. Wright to adjourn the meeting at 8:47 p.m. The motion passed unanimously. Vote [7-0]. The next meeting will be held on August 3, 2026.

Dave Scauga

Sep 29 2026

David Scanga, President,

Date

Catherine Perez

Sep 29 2026

Catherine Perez, Interim Secretary,

Date