



FOREST RIDGE
OWNERS' ASSOCIATION, Inc.
P.O. Box 1062
Swansboro, NC 28584

Bill Tevepaugh
[President](#)
George Rabidou
[Vice-President](#)
Joe Yager
[Treasurer](#)
Matthew Miles
[Secretary](#)
Dave Dula
[Member-at-Large](#)

MINUTES OF FEBRUARY 2025 ANNUAL HOA MEETING

1. Call to Order

- a. Meeting called to order at 6:40 PM by Bill Tevepaugh.
- b. Welcome and opening remarks by Bill Tevepaugh

2. Roll Call & Quorum Verification

- a. Total number of lot owners: 41 present and accounted for by sign-in sheet
- b. Quorum required: 53 owners (60%)
- c. Quorum **Not Met**
- d. Closed meeting at 18:45

3. Roll Call & Quorum Verification (second attempt)

- a. Reconvened meeting at 18:46 according to the bylaws where a reduced number of members was required to meet the Quorum.
- b. Total number of lot owners: 41 present and accounted for by sign-in sheet
- c. Quorum was **Met**

4. Board Members:

- a. Bill Tevepaugh, President (Present)
- b. George Rabidou, Vice President (Present)
- c. Joe Yager, Treasurer (Absent)
- d. Matthew Miles, Secretary (Present)
- e. Dave Dula, Member-at-Large (Present)
- f. Additional attendees: N/A

5. Proof of Notice of Meeting

- a. Notice was sent to all HOA members on January 12, 2025.
- b. This packet included a letter regarding the meeting along with the agenda, a copy of the 2025 Proxy Voting Form, a copy of the previous year's meeting minutes, a copy of the 2025 proposed Budget, and a summary of the committees presentations.

- c. Confirmation of compliance with HOA bylaws.

6. Review & Approval of 2024 Annual Meeting Minutes

- a. Minutes were provided to the members and voted to approve as read.

7. Officer Reports

- a. President's Report – 2024 Activity Review, Presented by: Bill Tevepaugh, President
 - i. Key highlights:
 - 1. Bill summarized major accomplishments, completed projects, and key updates from 2024
 - ii. There were no additional discussion points
- b. Treasurer's Report – 2025 Budget Proposal & Ratification, presented by: Bill Tevepaugh on behalf of Joe Yager, Treasurer, who could not be in attendance.
 - i. Financial Overview: Provided in packet mailed to members, covering: Total Income, Total Expenses, Current Account Balance, and Budget Contingency & Reserve
 - ii. Motion was made to ratify the 2025 budget by: Bill Tevepaugh
 - iii. Motion was seconded by: Eric Kalnicki
 - iv. Vote by members to approve

8. Committee Reports

- a. Architectural Review Committee (ARC), Presented by: Dave Dula
 - i. Report Summary:
 - 1. Applications received: 17
 - 2. Approved: 14
 - 3. Withdrawn: 3
- b. The committee is seeking new members
- c. Boat and RV Storage Area (BRVSA), Presented by: Dave Dula
 - i. Report Summary:
 - 1. Total spaces: 45
 - 2. Available: 10

3. New key/lock security implemented
 4. Upcoming tag/registration expiration reminders
 5. Request for owners to visit the lot frequently to help keep things updated and in good condition
 6. New weed/pesticide contract awarded to Eastern Turf Maintenance, who will spray for weed/pests 5 times a year
- d. Grounds and Landscaping Committee, Presented by: Dave Dula
- i. Report Summary:
 1. New landscaping contract awarded to Paradise Green Landscaping
 2. Budget comparison:
 - a. 2024 Budget: \$5,890.00
 - b. 2025 Budget: \$4,710.00
 - c. Cost Savings: \$1,180.00
 3. Noted that there will be an upgrade to the front entrance
 4. Noted that we upgraded the lights at the front entrance this year
- e. Marina Area Committee, Presented by: Dave Dula
- i. Report Summary:
 1. Marina repairs and upgrades planned for early 2025. Discussed project for boat ramp and plans for this year. Noted that delays were caused by storms, but the HOA benefited from the construction of the house proximate to the ramp. We were able to work out a deal where the contractor provided some hardscaping/landscaping help. There are plans to upgrade the ramp with signs, parking, etc. Work expected to begin in March.
 - ii. Question arose regarding governance of committees and decision making. Dave noted that we are seeking new members on all of the committees.
 - iii. Question arose regarding minutes being kept for committee meetings and if they were able to be reviewed, which was confirmed by Dave Dula
 1. Discussion regarding a meeting for the marina committee
 - iv. Dave Dula reaffirmed that we are seeking new members to join these committees

9. Election of Officers

- a. Nominations for President: Bill Tevepaugh
 - i. Elected: Bill Tevepaugh
- b. Nominations for Treasurer: Wendy Wells
 - 1. Elected: Wendy Wells
 - 2. Joe Yager was acknowledged for his years of service to the HOA.
- c. Nominations for Member-at-Large: Dave Dula, Kevin Curl
 - 1. Elected: Dave Dula
 - 2. It was a close vote and Bill Tevepaugh asked Kevin to volunteer for one of the committees.

10. Open Forum

- a. Topics Discussed:
 - i. Kyle Tolla asked: Could we put a playground in front of the boat storage? He provided information regarding what is done at Payton's Ridge. Bill provided guidance on what should be done to officially present the project to the HOA; he noted the requirement for a 67% support.
 - 1. Motion made by Kyle Tolla to proceed with investigating the viability of this project; Motion seconded by Chad Lanoux
 - 2. HOA Committee to investigate with assistance from Kyle Tolla
 - ii. Chad Lanoux made a motion to eliminate the requirement for white vinyl fences.
 - 1. There was vigorous discussion and no second provided

11. New Business

- a. No new business was presented

12. Adjournment

- a. A motion was made by Ron Townsend to adjourn the meeting; motion was seconded by Jeff Harrison.
- b. Meeting adjourned at 19:34

2025 Meeting Minutes Respectfully Submitted By:


Matthew Miles
Secretary, Forest Ridge HOA