

OLDE BEAU OWNERS ASSOCIATION

MINUTES

May 28, 2026 Meeting

Members Present: Choate McBean Stern
Fernandes Billings
Ex Oficio Present: Kimberly Davis Maines Hall

I. Approval of Minutes

Approve Minutes of 4/23/26 meeting

M: McBean 2nd: Billings V: Unanimous

II. Committee Reports

- a) Roads (Gipson):
 - a) Approval to move forward with Laurel Cottage Lane project
M: McBean 2nd: Billings V: Unanimous
 - b) Get updated estimate for repaving Counting Downs from same company doing Laurel Cottage Lane. If counting downs could be done at same time as LCL might result in a discount.
- b) Waste (Clark) : Recycle dumpster is full. The surrounding pavement around dumpsters needs to be looked at as standing water and mud is a concern and prevents homeowners from disposing of trash and cardboard in appropriate dumpster.
- c) ARC (Billings):
 - a. Chuck will be stepping down from ARC lead role, board to discuss new candidate options
 - b. Approval of the ARC notice-to-cure form and ARC Application Form (including schedule of penalties), attached as Exhibits A & B
M: Choate 2nd: Billings V: Unanimous
- d) Financials (Fernandes)
 - a. Property roster by homeowner completed and credits to be posted to homeowners club account.
- e) Streetlights: Nothing new to report
- f) Monuments (McBean): Nothing new to report

- g) Signs (Davis): Nothing new to report
- h) Public Utilities (Hairfield):
 - a. Hairfield will be traveling to Winston Salem to discuss issues with Aqua in person

III. General Manager/Partners Report

- 1. Membership: 51 dining (+1), 91 golf (+1), 221 social (+1) — all up from last month
- 2. Golf rounds up 527 year-to-date; April rounds up 121; May already at 3,133 rounds

IV. Motorcoach Discussion

- 1. Amending CCR to reflect additions and edits in regards to the 2 year rule
M: McBean 2nd: Stern V: Unanimous
- 2. Motion to include the minutes and vote from Laurel Branch residents to amend and edits of CCR's to include 2 year rule, attached as Exhibit C
M: McBean 2nd: Stern V: Unanimous
- 3. Next steps are to have Hope Carmichael make final edits, then send the document to Craig Greer and Larry McBean for review and signature. Once signed, it will be sent to Liz Kimberly and Sherri Kennington Fagan for their signatures. Once fully executed, it will be returned to OBHOA counsel to be filed with Alleghany County.

V. Old Business

- 1. Motion to approve the sending of certified non compliance letter to Shelton resident.
M: Choate 2nd: Billings V: Unanimous
- 2. Former HOA inquiry dispute is resolved, all funds were settled when property sale closed.

- **Next Meeting:** June 25 2026
- **Adjourn**
M: McBean 2nd: Stern V: Unanimous

Exhibit A – ARC Application (Revised 05/21/2026)

Revised: 05/21/2026

OLDE BEAU OWNERS' ASSOCIATION Architectural Review Application

Applicant: _____ Date: ____/____/____

Address: _____

Phone: (____) _____ Email: _____

Property Owner of Record: _____

Project Description: _____

Contractor Name: _____

Contractor Proof of Insurance? ☐ -OR- Homeowner Liable: ☐

Contractor License # _____ Contractor Phone # (____) _____

Application Fee: \$100

Fee applies to all material replacements or exterior renovations to existing structures. Fee is due upon submission of application.

Low Impact Community Preservation Fee: \$250 per lot

Fee applies to renovation projects (ex: paving driveways, landscaping, deck maintenance, ...) requiring use of smaller equipment (ex: Low-capacity hoisting equipment). Fee is due within fifteen (15) days of ACR application approval.

High Impact Community Preservations Fee: \$2,500 per lot

Fee applies to any renovation requiring use of heavy equipment as defined by OSHA (ex: backhoes, forklifts, bulldozers, etc...). Fee is due within fifteen (15) days of ARC application approval.

All fees shall be made payable to the Olde Beau Owners' Association and shall be accepted by the Olde Beau Resort and Golf Club Administrative Office in person or mailed to: PO Box 221, Roaring Gap, NC 28668

Est. Project Start Date: ____/____/____

Est. Project End Date: ____/____/____

ARC APPROVAL/DISAPPROVAL DATE: ____/____/____
Page ____ of ____

Exhibit B – ARC Notice to Cure Form

NOTICE TO CURE

Date:

Dear Sir/Madame:

The Olde Beau Owners Association - Architectural Review Committee (ARC) has been made aware of several issues that require your attention. Your prompt resolution of these issues will help avoid implementation of penalty fees.

The ARC is requesting that these situations be remedied within the next 30 days from date of this notice. Failure to remedy these situations will require ARC to levy fines for failure to cure. This violation may incur a daily fine not to exceed \$200 per day for each day this situation is not remedied.

Olde Beau Owners Association
Architectural Review Committee

Charles Billings - Chair

Exhibit C – Laurel Branch HOA Vote (Section D.32)

EMAIL MESSAGE

Laurel Branch HOA Results

From: Lawrence McBean <lvmcbean@gmail.com>
To: Jeremy Stern <jeremystern@gmail.com>
Date: Tue, May 27, 2026, 6:50 PM
Subject: Laurel Branch HOA Results

Hi Jeremy,

Put this email aside as I will move to put this vote in the OBOA record at our meeting tomorrow.

Thanks

On May 18, 2026, at 3:44 PM, William Barr <willambarr3@aol.com> wrote:

Larry, the board sought a vote on the proposed amendment specifically for section D.32 and we had unanimous approval for the language as written and proposed by 17 of 18 owners with one owner not voting. We have one owner with two lots and thus the total response is recorded as:

17 yeas
0 neas
1 no vote

Best,

Laurel Branch Board
Bill, Greg, Mike
Sent from my iPad

Exhibit B — Email from Lawrence McBean (OBOA Vice-President) dated May 27, 2026, forwarding the Laurel Branch Village HOA property-owner vote on the proposed CCR amendment (Section D.32), as reported by Laurel Branch HOA President William Barr on May 18, 2026.