

OLDE BEAU OWNERS ASSOCIATION

MINUTES

February 26, 2026 Meeting

Members Present: Greer Choate McBean
Billings Fernandes Clark
Ex Oficio Present: Kimberly Davis Maines

I. Approval of Minutes

“Approve Minutes of following meetings: 11/20/25, 1/8/26, 1/22/26”

M: Choate 2nd: McBean V: Unanimous

- Introduction/Welcome new Board Member, Chuck Billings

II. General Manager/Partners Report

- Memberships: 49 Dining (+1), 87 Golf (-2), 225 Social (+2)
- Course opening 4/3/26. Easter Buffet 4/5/26
- New golf pricing: \$99/round weekends, \$76 weekdays, \$30 non-member cart fee.
- Noah Williams new Golf Intern. Starting soon on cart path maintenance

III. Committee Reports

1. Roads (Gipson): Need plans for RFP on Villas Road Project.
“Authorize engaging Municipal Engineering for cost of producing RFP ready plans for Villas project.
M: McBean 2nd: Billings V: Unanimous
Gipson reported brine will now be used for snow/ice remediation.
Discussion on need to get going on repaving Laurel Cottage and County Downs.
2. Waste (Clark) Nothing new to report.
3. ARC (Billings): Waiting on project requests for two projects.
4. Financials (Fernandes): Spent \$117,000 on snow/ice remediation. Cashed in one CD and will cash two others in March.

General discussion on collection practices; amount in reserves and need to budget adequately for future.

5. Streetlights (Choate): Nothing new to report
6. Monuments (McBean): Nothing new to report
7. Signs (Davis): Nothing new to report
8. Public Utilities (Hairfield): Introduction of Steve Hairfield. Steve will be overseeing public utilities of water/sewer (Aqua NC) and power (Blue Ridge Energy)

IV. Old Business

1. Motorcoach Discussion: Set for April agenda
2. Golf Nets: Need to revisit in future meeting.
3. Shelton Property: Investigate if letter was sent to Shelton about condition of property. Work with attorney on options.

V. New Business

1. Replacement for Member Hull.
"To appoint Jeremy Stern to fill Hull's unexpired term"
M: Clark 2nd: Choate V: Unanimous
2. Discussion of complaints from some in Villas about new home being built behind Villas as part of Roaring Gap CC. Group consensus OBOA and Partners have no position on issue.
3. Kimberly reported a portion of the 2025 Club financial surplus will be appropriated to the OBOA for debt reduction and payment to qualified owners.

VI. **Next Meeting:** March 26, 2026

VII. Adjourn

M: Choate 2nd: McBean V: Unanimous