

Quarterpath Village Special Meeting

June 6, 2026

10 a.m.

Berwickshire Circle Gazebo

Background information - Roofing Issue

The board has been studying the roof issue for about three years. When a roof issue was reported in 2022, we sought recommendations from Baker Roofing. When they were installed to replace the cedar-shake roofs, a 40-year shingle was used. Baker Roofing states that none of the customers in the Triangle are getting 40 years from these shingles. They indicated we might get 28 years of service from the existing roofs. Most were installed between 2003 and 2006. That means, beginning in 2031, most roofs will need to be replaced and could cost between \$9,000 and \$15,000 each, depending on the unit's style. Given the issues reported to date in the community, work would likely need to begin before 2031.

Options:

1. Special Assessment: Based on our current reserve funds, we can replace about 8 roofs at an average cost of \$12,250*. At our current dues assessment (in most years, the dues don't cover all operating costs for landscaping, painting, and routine maintenance of the common area), this would deplete our reserve funds, and we would need to levy a special assessment to complete the project. That assessment would be approximately \$9,187.50 per unit. If assessed in 2027, the payments could be spread over three years at \$3,062.50 per unit per year. This would allow us to replace 8 roofs each year beginning in 2028 until the project is completed. A special assessment requires a 2/3rds vote of the members or 22 votes in favor.
2. Borrow the balance of the funds needed (assuming we can find a bank willing to loan us the money), and raise the monthly dues to cover the debt service and pay off the loan in 10 years. That increase would have to be about \$105 a month. Since our reserves would be used for this project, we would need to increase the monthly per-unit contribution by at least \$26 to replenish them. A monthly dues increase of \$131, or a total of \$286 per month, would be necessary for this scenario. An increase of this amount requires a 2/3rds vote of the members or 22 votes in favor.
3. Remove the HOA's responsibility for roof replacement from the covenants, transferring that expense to the individual homeowner. The HOA would retain architectural control, meaning it would dictate the style, color, and type of shingle used to maintain consistency across the neighborhood. The process for amending the covenants requires a 75% vote for approval. We have 32 units, so 24 owners would have to vote for this measure.

*used for example only.