

GOLF EAST

A CAROLINA TRACE COMMUNITY

Golf East Annual Members' Meeting

November 8, 2017

President Paula Lutz called the meeting to order at 7:00 pm. She asked the secretary to ascertain a quorum. There were 36 lot owners present and 12 represented by proxies. 42 constitutes a quorum.

Board members present were: Paula Lutz, President, Jerry Keith, Vice-President, Joan Kostello, Treasurer, and Nancy Johnson, Secretary Pro-tem and CTA Director. There is one unfilled position on the board at present.

Secretary's Report – Nancy Johnson

The minutes of the 2016 Annual Meeting were available for perusal. Upon motion duly made and seconded, the meeting voted to accept the minutes of the 2016 Annual Meeting as presented.

Treasurer's Report – Joan Kostello

Joan distributed copies of the Treasurer's Report ending October 31, 2017. She explained several items in the report, and mentioned that 1961 has gone to foreclosure and is now owned by the VA. The VA via the Realty Co. has paid a pro-rata share of the POA dues for 2017 of \$345.60. The outstanding balance will have to be written off by the POA.

Repairs to the island near 1917 came to \$750. Question was asked whether this was covered by insurance. The answer was that it had not been.

2018 Budget

The 2018 budget had been distributed to all members prior to the meeting. Explanations were made concerning CTA assessments for 2018. We will continue to place \$25,000 per year in the Roads and Drainage Funds.

By motion duly made (Alma Kolkman) and seconded (Karen Glaser), the proposed budget for 2018 was passed. There were 29 members present voting "Yes", and 12 proxies voting "Yes". There were 3 members present voting "No" and 1 proxy voting "No".

CTA Report – Nancy Johnson

The defense against the quarry has again consumed a great deal of CTA's energy and resources. Since it is now in the appeal state, things are moving slowly. The fact that Lee County Commissioners has placed a two-year moratorium on new mining and drilling, may help us in our fight against Little River.

CTA has acquired a blanket policy which will now save our POA approximately \$900 year in insurance costs.

The budget committee of CTA proposed a budget which would begin to replenish the long-term capital needed to fund future road and bridge repairs. Several amendments were proposed, reviewed and discussed before a final vote was set. The final budget pared down some of the capital improvements, and long-term reserves, while still maintaining a security force which was mandated by our residents. The final assessment made very little increase to improved lots, with a larger increase on the unimproved lots.

I'm sure that most of us will agree that the work done at the Stonegate Pond is a great improvement to the area.

CTA is planning to install floating barriers beneath the Traceway North bridge to discourage outside boat traffic, pending insurance approval.

Committee Reports

Facilities – Steve Glaser

Residents were thanked for their cooperation in helping to keep our neighborhood looking good. Tomorrow will be the last branch and limb pickup for this year. There will be Firewise reimbursement coming. Again, we have problems with drainage of ditches. More to be discussed under old business. There has been new (LED) lighting installed at the entrance. This should cut down on our outages, as well as saving a bit on electricity.

Architectural Comm. – Dick Kuehl, Jim Ayres, P.J. Ryan

The AC has been doing upkeep on 1961 (the foreclosure). There have been several applications for trailer parking approved – some for construction purposes, some for moving, guests, etc. A new driveway was approved for 1919.

The committee feels strongly that it is not the arbiter of neighborhood disputes. If one lot owner has a disagreement with a neighbor, they should first try to settle it amicably, before referring it to the AC.

Beautification – Marlais Soderquist and Joan Kostello

The committee would like to improve the year-round appearance of the entrance. Some pruning and replacement of shrubs have been done toward this end. There was a discussion of the island near 1915-1917. At this point, this is not the job of the beautification committee, although they are interested in improving its appearance. Marlais and her committee were thanked for their work.

Social Committee- Alma Kolkman

Alma thanked all members for their cooperation as hosts or coordinators for this year. Several new ideas were tried and were successful. The boat outing, although postponed, was finally successful, and enjoyed by many. The Christmas Party will be at the Kostellos, and catered by Joan Kostello and Cindi Smith. Look for the announcement of the party coming soon

For next year, the Social Schedule shapes up as:

Jan. Donna Fancher (a Sunday Brunch at the Club)
April Joan Kostello
May Georgianna Kiggins
June Ayers
Aug. NO EVENT
Sept. Glaser
Oct Russell

The months of Feb. March and November will be filled later.

The Christmas decorations at the front are being done by the Russell and List families. Alma was applauded for her efforts.

Welcoming Committee and Communications – Georgianna Kiggins

Georgianna and Jan McDonald have welcomed several new neighbors during the year.

Eric and Chelsea Kim at 1934 Wedgewood, Charles and Taelor Schull at 1965 Wedgewood, Jake and Penny Fogg at 1918 Wedgewood, Bob and Melissa Russell at 1956 Duffers Lane, and renter Ed Ebner at 1901 Wedgewood. They will soon get to welcome William and Beth List at 1950 Duffers Lane, and the Baileys at 1919 Wedgewood.

A request was made from a resident for a new roster of residents

Georgianna was thanked for her excellent work on communications. She asked that residents funnel their requests for communications through a board member.

Nominating Committee – Kevin Falcon, chair, Jerry Keith, Alma Kolkman

The committee proposed two residents to serve three-year terms on the Golf East Board. They are: Charles “Rex” Shull and Chelsea Kim. Upon motion duly made and seconded, Charles Schull and Chelsea Kim were elected by the membership present and proxies presented to three-year terms on the Golf East Board of Directors. There were 33 “yes” votes from members present, plus 12 proxies voting “yes”.

Old Business

Ditches – President Paula Lutz said that she has been in touch with a paralegal, Diana Kennedy concerning the maintenance of the ditches. Ms. Kennedy has said that she could look over our documents – Covenants, Conditions & Restrictions, as well as Architectural Protocols – and compare them to the North Carolina Planned Community Act, to determine how expensive it would be to have a lawyer decide our responsibility regarding them. At this point, the general feeling of the board is that the ditches immediately adjacent to a property owner’s lot are the responsibility of the property owner, and that the GE POA is responsible for those areas where the water runoff travels under the roadways and over common areas. Several property owners spoke to this question. The decision was made to proceed with Ms. Kennedy findings.

It was also suggested that the Roads and Drainage Committee be revived.

New Business – none

There being no further business, the meeting was adjourned.

Respectfully submitted,

Nancy Johnson, Secretary, Pro-tem