

GOLF EAST

A CAROLINA TRACE COMMUNITY

Golf East Annual Members' Meeting November 9, 2016

President Bill Gross called the meeting to order at 7:00pm with a call to make sure we had a quorum. Other board members in attendance were Georgianna Kiggins, Joan Kostello, Nancy Johnson and Lisa Ryan.

Secretary's Report:

Upon motion duly made and seconded, the minutes from the November 2015 Annual Meeting were accepted as printed.

Treasurers Report:

Joan Kostello answered questions about the monies added last year and how long that would remain part of our dues. The drainage repairs would run \$125K so the extra monies would remain on our fees. Once again, the discussion was turned to the drainage issues and what the POA is responsible for and what those costs would be and how long would we continue to pay the extra fees. How long do we continue assessing 25K for drainage and road repairs? The big question this year is how long will we need to build funds and is the POA responsible for these types of upkeep and repairs? There has been some clarity recently about the responsibilities of the POA. 47F that lays out the POA's responsibility for maintenance and repairs. What would we do if the POA is liable for damages? There are good questions brought up. We need to ask an attorney these questions. Was the last paving of the roads from the special assessment? Yes, it was.

No changes made from last year to this year because CTA reduced improved lots by \$11 and unimproved lots by a \$1.00 then increased all amounts by a \$45 assessment for the long-term recoupment plan. The recoupment plan includes \$30K for advertising and \$100K for the rebuilding of their reserves. The reserves will be built to 500K over the next 5 years. Lesson was given on the way that CTA builds its budget. Joan plans to address CTA's budget building and our paying monies that we should not be paying. The CTA dues increased \$3K, and we are looking to increase the landscaping budget by \$200. Looking to research why unimproved lots cost the same as improved lots when being assessed. Upon motion duly made and seconded, the meeting approved the Golf East proposed budget for 2017..

CTA Directors Report: (Nancy Johnson Director)

Nancy will also be addressing the budget issues as well as bylaws with CTA over this coming year.

The quarry is still a problem. The case involving their appeal is still ongoing and the next court date is not until the spring. CTA has approved up to 100K in the appeals process. CTA was fortunate to have the monies in the long-term reserve. The reserve needs rebuilt, however.

CTA continues to look for help on their committees. They encourage members to be more involved in the community and attend meetings. They are also looking for members for a bylaws committee.

Speeding remains a problem on our roads. CTA cannot collect fines and all they can do is set suggested safe speeds. We need to recall that the roads here are shared by all and we all need to be careful and reasonable. Need to respect the others that we share the road with.

An Insurance proposal has been brought to CTA that would offer coverage for each POA as well as CTA.

The open burning policy for CTA (grills and fire pits are fine) bans burning of garbage or refuse, with severe restrictions about burning leaves.
A comment from the floor suggested that CTA needs to stop working for Escalante and work for the neighborhoods.

Committee Reports

Welcoming Committee (Jan McDonald):

Reference report (welcome new families 1924, 1933, 1935, purchased) 1954, 1961, 1963 (renters) 1971 is now full time.

Facilities (Steve Glaser):

Would like to finish getting signs. Exit signs. Do not enter signs. Possible water leak at entrance. Consider rewording what is allowable for pick-up. We have also had reports of cars dropping limbs in our neighborhood. Should we reconsider picking up brush at all? Consider quarterly. We get reimbursed by Firewise. All good suggestions. Looking to dispense with community wide brush pick up, but it was outvoted.
Question about paving: Should we consider having a treatment done to prolong the life of our roads.

Architectural Committee (PJ Ryan): not included

Beautification (Marlais Soderquist):

Questions raised about removing the island in the bend on Wedgewood. \$25K is what it would cost to remove and repave the area. We could consider making it smaller.

Social Committee (Alma Kolkman)

Alma reported that most activities this year have been enjoyed by many of our residents. She already has commitments for next year. (Jan, July and August are non-meeting months)
Contemplating a boat gathering in June.

Old Business:

None.

New Business:

New Board members and new Architectural committee members were elected by voice and by proxy. Casting for a unanimous vote by Nancy and 2nd by Georgianna. They are:

Board Members: Jerry Keith, Paula Lutz;

Architectural committee members: Dick Kuehl, Jim Ayres.

Monday, December the 5th at 10:00 in the morning there will be the decorating of the front entrance.

Upon motion duly made by J Soderquist, seconded by Mary Keith and found in favor the meeting was adjourned at 8:54 PM.

Respectfully Submitted,

Lisa Ryan, Recording Secretary

*Minutes approved Nov. 9, 2017 annual meeting