

**GOLF EAST**  
A CAROLINA TRACE COMMUNITY

- I. **Meeting Description.** The following contains the minutes for the Quarterly Board of Director's Meeting held on May 17, 2018.
- II. **Call to Order.** The meeting was called to order at 7:16 PM by the President, Paula Lutz.
  - ✓ A quorum was present.
- III. **Roll Call.**
  - a. Board Members Present: Paula Lutz, Joan Kostello, Jerry Keith, and Chelsea Kim. Rex Schull was absent due to military training.
  - b. Others Present (Managers/Employees/Committee Members): Dick Kuehl, Marlias Soderquist
  - c. Approximate Number of Homeowner's Present: Three
- IV. **Approval of Minutes.** Approve prior meeting minutes for Annual Meeting held on February 15, 2017. MSUC as submitted.
- V. **Treasurer's Report.**
  - a. Report was made by treasurer, Joan Kostello.
  - b. Balance sheet.
    - i. Operating: \$83,688.63
    - ii. Reserves: \$112,576.77
  - c. Delinquency Report. All dues have been paid.
  - d. Liens. None at this time.
- VI. **Secretary Report.** Report was made by Chelsea Kim. Sent out the Social Directory. Requests were made for a directory with larger print to be sent out. Fewer columns will be contained in the directory in order to facilitate larger print. Chelsea Kim also resigned as secretary.
- VII. **CTA Director's Report.** Current CTA Director is Jerry Keith. See report on page four. Was a question from homeowner about the dam whether there have been any updates on its status—Jerry responded that he has not heard anything new about the dam. It still seems that the main gate has not been repaired.
- VIII. **Committee Reports.**
  - a. **Social Committee.** Alma Kolkman could not be present at the meeting. The only update was the Golf East Picnic coming up this weekend at the Kiggins' home.
  - b. **Communications.** Beth List could not be present at the meeting. Paul provided the update. Windstream emails have been having issues with Golf East Communications emails. However, if you add Golf East Communications to your address book, this will most likely fix the issue.
  - c. **Welcoming.** Nancy Johnson sent the report. Since our last meeting, the Welcoming committee has revised the Welcoming Brochure to reflect the changes in Golf East Board Members and Officers. Some phone numbers for have also been corrected or added. The Welcoming Packet is available on our website. (Note:

Previous packet showed Carolina Utilities number incorrectly. The CORRECT NUMBER IS 800-525-7990.)

We have welcomed to our neighborhood Richard and Sandra Leighton, who moved into 1982 Wedgewood Drive (previously Taggart's house). We have at least two more newcomers on our list to visit, and appreciate the neighbors making us aware of anyone who is new to our neighborhood so that we might call on them.

Respectfully submitted,

Nancy Johnson

Georgianna Kiggins

- d. **Facilities.** Steve Glaser was not able to be present at the meeting. Discussed possible funding of fix of ditch issue at the front entrance of Golf East according to the survey that was previously conducted. In addition, discussed necessity of all ditch projects being done within the confines of the survey conducted. Prior to next meeting, board would like new bids submitted for approval at next meeting. There is also an electrical issue at the front entrance.
  - e. **Beautification.** Marlias gave the report. The entrance was cleaned up: bushes trimmed, a tree was limbed in order to provide more sunshine, flowers were planted, and pine straw put down. Next Monday, May 21, 2018 a clean-up is scheduled for common area located near Captain's point. There is an irrigation problem at the front entrance that is causing water to leak across the roadway. Marlias has tried to contact Sanford Irrigation, but has not heard back. We will call a different company to fix the irrigation issue.
  - f. **Architectural.** Dick Kuehl spoke for the architectural committee. The home located at 1963 Wedgewood Drive will be contacted due to issues with yard and ditch culvert upkeep. Dick suggested turning circle at Captains point into a small off-the-leash area. He suggested that at a future meeting a motion is made to combine the roads and drainage committee and the architectural committee. To make this happen, the architectural committee guidelines will need to be revised. Recently, a family with an autistic child made an inquiry regarding a fence to allow their child to be outside. Currently, there is nothing in our CCRs that would allow this fence, however the board will discuss this with an attorney if the family is serious about moving into the community.
- IX. New Business.** Joe Soderquist made a motion to pave the portion of Wedgewood in front of 1915. Paula seconded the motion. The board voted in favor of the motion. Instead, the board will ask roads and drainage to provide a quote for the project no later than the next meeting.
- X. Old Business.** Ditches and drainage. Board talked with Key CMI about re-writing the bylaws. The Board instead has decided to propose an amendment of the by-laws regarding homeowner versus POA ditch responsibilities including general maintenance. The amendment will be distributed, and then discussed in at the meeting in August. The Board has not engaged Key CMI on any other issues.

**XI. Adjournment.** There being no further business, the meeting was adjourned by the President at 8:17 PM, until August 16, 2018.

**BOARD CERTIFICATION & APPROVAL OF MINUTES:**

"This is to certify that the Golf East is a North Carolina Nonprofit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation, in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported in minutes of this meeting."

**APPROVED:**

**SECRETARY** \_\_\_\_\_ **DATE** \_\_\_\_\_

## **CTA Report – May 17<sup>th</sup> Quarterly Meeting**

David Turner has resigned his position as Treasurer of CTA. A replacement is being sought for appointment to fulfill the rest of his term. The vote to approve \$25,000 from reserves for legal fees against Little River Quarry passed with 83% of the available votes in two-tier voting. There has been no decision made by the Supreme Court on hearing the case. Directors will be notified when that happens.

The Insurance policy has been renewed. The new premium was over what was budgeted.

New signage is up at the gatehouse to help better direct visitors, deliveries, etc. New LED street lighting will be installed at the entrance at no extra cost to replace current lights.

Much discussion has revolved around speeding on Traceway. Directors are not in favor of more speed bumps. The TRAM committee will measure traffic and make recommendations. There is also still a tail-gating problem coming through the e-gate. [Homeowners and board discussed at meeting adding e-pass at back gates in order to help solve speeding issues.]

Estate sales have been banned in CT. A reminder that an Open House needs approval and there are procedures that must be followed.

Memorial Day services will be held at the club. All are welcome to attend. Notices have been sent out by email.

Boat registration forms have been sent out by email. Those who have not registered their boat should do so. This includes kayaks, canoes, and peddle boats. Information you provide is not shared.

The budget process for 2019 is ready to begin. POA's can suggest capital improvement projects. GE has asked that e-pass gates be considered at the emergency exit.

The info line 499-2722 is to be updated daily. CTA also has a Facebook page.