



Quarterly Board Meeting

August 17, 2017

- I. President, Paula Lutz, called the meeting to order.
- II. Secretary, Nancy Johnson, offered a prayer for guidance.
- III. The minutes of the previous meeting, 5-18-17, were approved with a correction of the date of this meeting.
- IV. Treasurer's Report - Joan Kostello.

She explained that she had investigated the lien process and placed a lien on the property at 1961 Wedgewood for unpaid assessments and lawn mowing.

There was a discussion of the money in our Reserve Fund.

There was a discussion of the roads and ditches. Whose responsibility is the upkeep and repair. Jerry Keith has drafted a letter seeking the advice of council regarding this matter, since we have conflicting opinions among residents.

- V. CTA Director's Report – Nancy Johnson

CTA has installed a new mailbox at the gatehouse: address 51 S. Traceway for mail delivery to CTA or to any POA who wishes to receive mail there. (We have our own mailbox.)

The engineer's report on Traceway maintenance has been received and is being implemented.

A policy on "Open Houses" has been accepted by CTA. Individual POAs still have the right to implement their own policies regarding these.

Parent liaisons are needed to help at the school bus stops.

A seminar with a paralegal concerning non-revenue properties was held. There was discussion about CTA securing the services on a retainer basis and having her available for use by POAs on a need basis. No action has been taken at this time.

The proposed water rate increase has been addressed by Vince Roy, CTA utilities chairperson. Vince suggests that those interested in the rates attend the hearing to be held on August 28th in Raleigh. A subsequent letter from Utilities, Inc. has been sent to all property owners.

The Firewise year will end on Sept 30. POAs are asked to submit their expense reports by that date.

Quarry – The mediation was rejected and an appeal has been filed by the Little River Quarry Corp. The response by our attorneys will be filed later this month.

The proposed CTA budget for 2018 was presented, and a vote to enable consideration passed at the last CTA meeting. Final vote will be in October.

VI. Committee Reports

Social Committee – Alma Kolkman

Monthly activities are going. Well. The next will be September 16th at the Glasers.

Communications – Georgianna Kiggins (absent)

Requests for POA-wide emails should come through a board member rather than an individual resident.

The One Call Tell All phone service is coming up for renewal and a question was raised concerning its value to our residents. It was decided to continue for another year, trying to use it as frequently as necessary to determine whether it is worth the cost of continuing.

Facilities Committee – Steve Glaser (reported by Jerry Keith)

The yearly cost for brush pickup will be approx. \$1500. About \$4800 will remain in the budget. The lighting at the entrance will be replaced at a cost of approx. \$1000 All lights will be converted to LED and new outlets installed.

Drainage under Duffer’s Lane continues to be a problem. If there is money left, something may be done there.

Architectural Committee- Dick Kuehl (acting chair)

An inquiry was received regarding 1976 Wedgewood. The proposed house seemed to be too large for the required setbacks. No formal request has since been presented.

Complaints were received re 1961 Wedgewood. House has recently been sold at auction. Yard was cleaned up and cost added to lien.

An email was sent regarding yard maintenance, truck/ trailer parking, yard signage, fence and pet regulations on July 18th.

AC Committee discussed posting of signs, etc. Our restrictions say “No signs shall be posted.” Also, all permanent structures must be approved by the AC.

The AC reminded everyone to look to their own property and keep it neat.

VII. Old Business – none

VIII. New Business

Mike McDonald spoke on the responsibilities of the POA regarding keeping the neighborhood in good repair.

Nominating Committee

The board appointed the following members to serve as a Nominating Committee:

Kevin Falcon, chair

Jerry Keith, board member

Alma Kolkman, member at large.

There will be two board vacancies to be filled for next year.

CTA budget

Nancy Johnson, CTA representative, presented the CTA draft budget for 2018. She noted that CTA has a large responsibility to maintain and replace or repair all the infrastructure of Traceway and its concomitant structures, (bridges, culverts, etc.) This will require that more funding be put into Reserves for future expenses. To keep CTA assessments from rising too quickly, the budget committee proposes cutting some expenses. The largest of these would be a cut in the number of hours officers work at the gate. It was proposed cutting one officer and patrol car could save over \$80,000 in the Safety and Security budget.

This generated a lively discussion among our members. Some were adamant concerning the safety of our community. One suggested cuts in other parts of the budget could be made.

A show of hands regarding the cutting of a patrol officer showed that a large majority of our residents were in favor of raising the assessment to continue the current coverage.

IX. Adjournment

There being no further business to come before the board, the meeting was adjourned until the Annual meeting, November 9, 2017.

Respectfully submitted,

Nancy Johnson, Secretary Pro-tem

(draft)

Minutes approved on: