

Golf North Property Owner's Association

Board of Directors Regular Meeting

Meeting Date: August 12, 2020

Meeting Time: 6:30 pm Location: Martell House

The regular board meeting of Golf North POA was called to order at 6:31 PM

Board Members Present: President: Jody Jackett Vice President, Carol Martell; Roads and Grounds, Warren Keyser; Secretary, Susan Miller; Treasurer, Gregg Miller; Mary Wild, CTA Representative; and Gary Henry; Architectural Committee

A motion was made and passed unanimously to accept the July meeting minutes and the end of month July financials.

Gary Henry (Architectural Committee)

- Gary will review the Construction Guidelines and see if anything needs to be updated.

Gregg Miller (Treasurer)

- Gregg stated that the budget CTA will be proposing includes no increase for 2021.
- CTA looks to have a solid reserve, and they have a resealing project planned for 2021.
- Gregg asked Warren and Derrick to start preparing a list of things for consideration for the 2021 budget. The Board will start discussing a budget in September to present to the community sometime in October.

Derrick Hye (Pool)

- Pool usage for July was 382.
- It was reported that residents do not always sign the register at the pool. Signing in and out is REQUIRED.
- A notice will be sent out to the residents that the pool is under video surveillance, and if you are found to have not signed in or out, you could possibly temporarily lose your pool privileges.
- Signing in and out is extremely important with the COVID issues being dealt with, keeps track of how often our pool is being used, and helps to ensure only residents and no guests except for immediate family are using the pool.

- Derek will get some quotes prior to our September meeting for some maintenance that needs to be completed at the pool.

Warren Keyser (Roads & Grounds)

- There has been an issue with residents dumping their trash or yard waste on vacant lots. This is absolutely not allowed, and residents that are caught will be fined.
- If you see someone doing this within our community, please email golfnorthboard@gmail.com. Your identity will be kept a secret. We all need to work together to keep Golf North a beautiful place to live.
- Garbage has also been found dumped in the pool garbage can. This is in an area that has video surveillance. Residents that are seen doing this are subject to a fine.
- On certain streets within Golf North, residents are placing rocks in the road to try to prevent vehicles from possibly causing damage to their property. This act must cease immediately. Individuals who continue this action will be fined by the Board. This is extremely dangerous and could cause damage to cars, etc.
- A discussion was held about the poor condition of several lots in Golf North. Residents must maintain their lawn, etc. It is required! Notices have been sent out to several residents, and the Board will continue to do so monthly. Fines and or fees will be assessed if the property is not cleaned up by date provided.
- The Roads & Grounds along with the Architectural Committee will select a yard of the month from April thru September. The yard will be selected on the last day of the month and will be announced via eblast. The winner will also receive a \$25.00 gift card to a place of their choice.

Mary Wild (CTA Representative)

- Mary presented her minutes from the CTA August meeting, which will be attached to the GN POA Board meeting minutes.
- Important to mention CTA has developed an official Dam & Lake Committee. Two more members are needed for the committee. If you are interested in joining this important committee, please call Mary Wild @ 704-771-9833.

Carol Martell (Vice President)

- Carol mentioned she has reached out to new residents of Golf North, welcoming them to the community and providing them with community information.

- The Welcoming Committee needs some new members. It is a great way to get to know your neighbors and so much more. If you are interested, please contact Carol Martell @ 919-498-5654.

Jody Jackett (President)

- Jody announced the Bylaws & Rules & Regulations revisions that the Board made were ready for distribution and are to be sent out to the community for consideration.
- It should be noted that the current Bylaws & Rules & Regulations expired on June 18, 2018. However, the Bylaws stated that the expired documents will remain in effect until the Board holds a new vote but can't extend more than 10 years.
- Due to Covid-19 restrictions prohibiting public gatherings, the vote will be taken via a proxy. Each lot is allowed one vote.

Susan Miller (Secretary)

- The Bylaws and Rules & Restrictions have been updated and will be sent out prior to August 30th to all residents. An announcement will be sent to every owner in Golf North. It will include instructions, a proxy, and a resident contact form. Residents that live in Golf North directly will be sent notice via eblast. Residents that live outside Golf North will receive a notice via US mail. The proposed Bylaws & Rules & Regulations will be posted on the website ourgolfnorth.com. Any resident living in Golf North can request a paper proxy, if you do not have print capability. Just send your request to gnpoasecretary@gmail.com and one will be delivered to you the next day.
- Proxys must be received by September 10th. Proxys can be dropped in the POA mailbox at 6129 St Andrews, you can mail them to the same address, or scan them in and send to gnpoasecretary@gmail.com. The POA mailbox is locked and therefore secure, also no outgoing mail is allowed from the box. Proxys will be counted by the GN POA President, GN POA Secretary and two residents of the community.
- The resident update form is important to make sure the Board has current phone numbers and emails. Please take the time to fill out the form and return it. Several residents have recently asked for a community contact list. If you are willing to have your name, address and phone number listed in a directory, please make sure to check the box on the form.

- The Social Committee needs some new volunteers. I hope it sounds fun to get together with other neighbors to plan some exciting events for the community. I realize we currently can't hold social events, but it would be great to be prepared and ready to hold events as soon as the restrictions are lifted. If you are interested, please send me an email to gnpoasecretary@gmail.com.
- In keeping with the yard of the month contest, the Social C ommittee will hold a decorating contest in October, November & December. The winner will be chosen the last day of the month. It will also be announced via eblast and the winner will receive a \$25 gift card.

Motion was made and approved to adjourn the meeting at 8:35PM.

Respectfully submitted by,

Susan Miller

GN POA Secretary

August 19, 2020