

CAROLINA TRACE ASSOCIATION Board of Directors' Meeting

Tuesday, August 4th, 2020 7:00pm

Agenda

- 1) Call to order David Smoak
- 2) Quorum Call David Smoak
- 3) Approval of July 2020 minutes.
- 4) Groups
 - 1. i) CTCC Gaith Alkadi **No representative.**
 - 2. ii) Utilities Vince Roy

Proposed water rate increases by Carolina Water Service were discussed and concerns were voiced regarding the cost of water/sewer affecting sales and rentals here in Trace. It was stated we need a greater community response to the North Carolina Utilities Commission. Directors voted Yes on checking in to possible legal representation at a cost estimate of \$6,000-\$8,000. It was expressed that the large portion of water bills designated as “base charges” should be going towards infrastructure/capital improvements. The Board is looking for anyone interested in being a point of contact for action from POAs.

iii) Fire Dept Chief Myers **No representative.**

- 5) President Remarks David Smoak
- 6) Financial Report Oscar Roberto
 - 1. a) Audit

In conversation with the Auditor, we do not have enough historical data (very little date from 2009 and back) for a full audit including assets (bridges, roads, gatehouse build cost, etc.), so it is put off until next year. By-laws require an annual audit, so the income/expense (operating) audit had no major issues.

- 7) Committee Reports
 - 1. a) Security & Safety Cal Saltzman

Tailgating issue/threatening document issue has come to a conclusion: the perpetrator was found guilty and given one year probation.

The digital receptionist phone system is now in operation. The current script will be tested for one month. Any suggested changes should go to Cal.

The Gatehouse guards continue to have an increased workload. According to the Traceway deed, we are not charging CTCC to fund the guards even though much of the increase in work is due to weddings and golf tournaments.

1. b) Traceway Roads & Maintenance Mike Dussault

There will be no widening of the entrance due to lack of funding in the budget at this time.

Possible speed bump at 4 way stop leaving the North Gate before Mallard Cove: TRAM may look into putting one at the top of the hill only on the outbound side and not the inbound side because of emergency vehicles entering from the North Gate. It was discussed that some parents are concerned about the speeding when the bus stop is back in use. This will be kept on the agenda and Ernie will report back to CTA at next month's meeting.

8) Old Business

None

1. a) By-law amendments

David proposed change to include attachment to July meeting minutes regarding by-law amendments and updated to website.

1. **Approved proposal to move budget meeting from August to July.**
2. **Budget approval moved from 60 to 45 days.**
3. **Approval to change election of officers, moving it up by one month.**

9) New Business

1. a) Trace Lake and Dam Committee

Ernie stated the growth of trees and vegetation has increased over the years that can interfere with the dam and lake water levels. Eric, the golf course superintendent, currently cannot get equipment in there because the path in Hidden Lake is covered with large trees and there is a ditch that also creates a problem. There are cracks in the dam and also a beaver built dam present. They are looking for engineers for this committee. There is a lot for sale that CTA could purchase for \$2,000-4,000 dollars that would give access to the dam. Could give it back to POA for recreational area and also easement for right of way for CTCC. There is possible access to the dam on the north side, Meadowlark in Mallard Cove. David made a motion to create an official Lake and Dam Committee it was seconded. Steve and Ernie are committee members, two more are needed.

1. b) 2021 Budget

We will maintain current assessments. Voted to send the Proposed 2021 Budget to all POAs for approval or changes. Census from POAs and delinquent lots are needed from all treasurers. There is a CTA Census and Budget Treasurer's Zoom Meeting on Aug 15, 2020 at 03:00 PM.

10) Next meeting: **Tuesday, September 1 at 7 pm**

11) Adjournment