

CAROLINA TRACE ASSOCIATION

Board of Directors' Meeting

Tuesday, December 1st, 2020 7:00 pm

Agenda

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| 1) Call to order | David Smoak |
| 2) Quorum Call | David Smoak |
| 3) Approval of August 2020 minutes. Approved. | |
| 4) Groups | |
| i) CTCC No representative. | Gaith Alkadi |
| ii) Utilities Nothing new to report. | Vince Roy |
| iii) Fire Dept. | Chief Myers |

The Carolina Trace Volunteer Fire Department currently has 35 members. There have been 250 calls so far this year. Recently, the department's ISO (Insurance Services Office) Rating improved from a 5 to a 4 and takes effect January 1, 2021. This could improve homeowners' insurance rates; but will most likely help with commercial insurance for business owners.

If any POA has questions for the CTVFD, Chief Myers will attend a meeting if necessary.

Open burning: Each POA has different regulations regarding open burning. This is a county fire department that operates under the county guidelines and a permit is not needed in Lee County to burn. Therefore, CTVFD should not be called to put out a resident's burning because they have no legal precedent to put out POA fires.

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| 5) President Remarks | David Smoak |
| 6) Financial Report | Oscar Roberto |

Nothing new to report. POA dues-January 1st.

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| 7) Committee Reports | |
| a) Security & Safety | Cal Saltzman |

Trace Security should not be called regarding POA rules on open burning. SPA Patrol Officers cannot go to a residence without permission of the POA President.

A sample for an additional North Gate Window E-Sticker has been received. This E-Sticker will also function for the South Gate once operational. After installation of a new E-Sticker Reader at the Main Gate, the North and South Gate E-Stickers will work at all gates. The installation of the new E-Sticker reader at the

Main Gate will require some construction around the Main Gate area and is not planned to start until approximately mid-2021. Funding for this action was approved in the 2021 Budget. The addition of a new E-Sticker reader at the Main Gate will allow CTA to have one common sticker for all gates. During and after this addition, the old Main Gate E-Stickers will remain operational until the older E-Sticker reader fails (alleviating the need for existing residents with the older technology to purchase new E-Stickers).

There is a proposed new residential development within Carolina Trace on vacant land on the North side of the intersection of Traceway North and Lakeview Dr. This development would become a part of the Village at the Trace POA. As details of this development are released it will be provided to CTA Executive Staff and Directors.

Cal announced this report would be one of his last duties as VP and Safety & Security advisor as he will be moving out of Trace and into a retirement community in the near future.

b) Traceway Roads & Maintenance

Mike Dussault

- 1) Received permission from NCDOT to take down all but the first two sections of the damaged chain link fence at RT 87.**
- 2) Work has started with approval from NCDOT on the South Gate area. The first step includes tree removal, earth moving, drainage, and the installation of new steps.**

Estimated completion date is April 2021.

3) Ernie Patterson and Roger Brown are reviewing the water flow and erosion along and into Lake Trace. The first step will be taking down the chain link fence and clearing trees and shrubs from both side of bank near Route 87 / sign island.

4) A larger 14 foot replacement fence has arrived to replace the damaged 12 foot gate at the North exit. RMR will be doing the work in the next few weeks. Oscar has filed an insurance claim for the cost of the gate and labor to replace it.

5) Mark Mitchell will be doing road repair work next week. Weather permitting.

6) Landscaping committee decided to leave several of the perennial plants at the guardhouse planter area. Plants were added as they felt appropriate. This will save on replenishment and labor costs in the Spring.

7) The 2 1/2 sewer line that runs from the gate house under the South bridge insulation is over half completed. It should be completed in the next week.

8) Leaves were blown off Traceway prior to Thanksgiving. The plan is to have them blown off two more times. December and January.

c) Traceway Lake and Dam Committee

The original proposed plan for the TLDC is as follows:

- 1. Survey property.**
- 2. Present estimates of cost/cost share to CTA Directors for approval.**
- 3. Purchase easements between Escalante and various property owners (not CTA!), this**

would include the north side of the dam also.

4. Supervise property access work to completion.

5. Coordinate/liaison Escalante work in the dam area.

We are roughly at Step 3 now. After meeting with April Stephenson, a local real estate attorney, we are working on finishing details for the easement and then we will need another survey map done of the specific marked trail/easement which will be agreed to by all parties. It has been reported that clearing of the brush on the North side has been completed by Escalante. Discussion of cost-sharing for the South easement was attempted with Escalante (to which they refused); however there are still some major expenses projected by Escalante.

8) Old Business

9) New Business

Nominations are closed for officers in the election. The slate of proposed officers, President: David Smoak, Vice President: Kate Woods, Secretary: Ellen Berg, and Treasurer: Oscar Roberto, passed with no objections.

Snow plowing was addressed by Kate Woods. She stated SPA has two plow trucks and training has begun for new personnel. Pricing is still not available for POA Contracts.

Kate also asked that she have email addresses for POA boards for all members (not personal emails). This will result in less updating in the future, as well as provide protection from residents no longer on the board having access to emails and other sensitive materials.

10) Next meeting: Tuesday, January 5, 2021 at 7 pm

11) Adjournment: 7:55 PM