

CAROLINA TRACE ASSOCIATION

Board of Directors' Meeting

Monday, November 2, 2020 7:00 pm

Agenda

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 Vince Roy

CWSNC was covered extensively in the October meeting: 1.) regarding the Uniform Rate Structure where Carolina Trace is one of a 12 community consortium, 2.) how the Public Staff has vigorously argued against CWSNC requests for rate increases and 3.) that there are no approved rate increases this year (which would have taken affect in 2021).

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

5) President Remarks David Smoak

A sewage pipe coming from the gatehouse broke near the south bridge, but was swiftly repaired. David received a Certified Letter of Complaint that CTA may be fined. He will be reporting to the State. No further details at this time.

6) Financial Report Oscar Roberto

CTA CD5 and CD6 matured on 10/06/20 and we received \$508.09 in interest. Two new \$100,000 CDs (insured CDARS) are being placed with First Horizon Bank. (It was reported last month that these Certificates of Deposit would be moved to CIT Bank, but now will remain with First Horizon Bank for customer service reasons).

POA Assessments will be sent out soon with January 1st as the first due date.

7) Committee Reports

a) Security & Safety Cal Saltzman

Clarification on Visitor Pass Requirements due to Next Door Comments on Visitor Requests:

- Each resident must request a pass for their respective visitors.

- All visitors for residents must have the approval from the resident they are visiting.
- Approval may be gained by several methods:
 - calling the gate house and providing the guest's vehicle and personal data with arrival/duration information to the officer(s) on duty,
 - emailing the gate house with the guest's vehicle/personal information and arrival/departure information to the officer(s) on duty,
 - stopping by the gatehouse with a typed list of guest's personal/vehicle information and arrival/departure information. This information may be given to the officer(s) on duty, Note the use of a typed list should always be done for a group of five (5) or more guests/vehicles.

At no time and under no normal circumstance will CTA/SPA issue a resident guest pass without the approval of the resident.

Holiday Passes

This year Carolina Trace Association (CTA) has implemented a new guest policy for its Residents' use. The new policy allows a Carolina Trace (CT) resident to "Pre-Register" their guests prior to the holidays reducing gatehouse backup during the peak holiday period. The resident needs to only take the guests information to the gatehouse (preferably in a non-peak time such as afternoons) provide the data to the SPA officers who will then issue the resident individual guest passes for the desired visit for his designated visitors.

Snow Removal

SPA has confirmed that they will be removing all snow on Traceway (both North and South). They indicate that they have trained drivers and equipment ready to preposition at Carolina Trace should we receive snow. They also understand that if they have a contract with an individual POA within Carolina Trace, that the plowing of the POA will only be completed after the clearing of Traceway. If you wish to sign a contract with SPA to plow the roads in your POA, please contact Captain Lamm.

(Side note: I spoke with Captain Lamm this morning. She does not have final pricing for POA snow removal for this upcoming season. She is waiting to hear back from corporate. In the past it was \$150 for small POAs and \$250 for large POAs. I asked what size Golf North is considered and she did not know. I also asked if that price was for each instance of snow or for the whole winter season and she did not know. I am trying to get in touch with Mike Dussault as well for a quote as he contracts for snow removal with many POAs in Trace. I will keep everyone updated as I have more information.)

b) Traceway Roads & Maintenance

Mike Dussault

Upcoming in November

1) Road repair work to be done on areas marked on Traceway. Mark Mitchell -Should start the second week of November- Email blast will be sent when the date is confirmed.

2) Work to start on South Exit - Bobby Branch- Tree cutting, drainage, earth removal, steps installed. Voted by unanimous consent: \$10,000 for the work to be started immediately and Ernie can order the gates.

3) Complete insulation of the sewer line from the gatehouse.

4) Take pictures of the North and South bridges for evaluation.

5) Clear weeds along Rt. 87.

Mike D. brought up, once again, the need for widening the road at the main gate because of back-ups with guests and commercial vehicles. Mike McDonald recommended we wait until the south gate opens. Could work this into the budget in the future.

c) Traceway Lake and Dam Committee

Directors were presented with three options to create an easement to the south side of the Trace Dam. Escalante has to make repairs (as well as incur the costs for such repairs) per a NC Environmental Quality Notice of Deficiency.

MOTION: that the Trace Lake and Dam Committee pursue the Option #1 access plan for the south side of the Trace Dam. This plan will include both physical and legal access for Carolina Trace Country Club employees and any necessary contractors to provide maintenance services on this essential community asset. To facilitate this plan, the spending of up to \$9,000 from CTA reserves is hereby authorized.

63% of the board voted YES to approve this option: Lot 1503, will be purchased by neighbor (Ms. Ellen Mood) very soon. She has expressed willingness to grant an easement for modest consideration, but is interested in preserving as many trees on the lot as possible. Approximate cost for path clearing and an embankment that must be leveled is \$4K. This point provides the closest travel distance to the Dam area and Ms. Mood has even discussed the possibility of turning the lot over to the Hidden Lake POA eventually.

8) New Business

a) 2021 Officer Nominations

Mike Dussault

President: David Smoak, Vice President: Kate Woods, Secretary: Ellen Berg, Treasurer: Oscar Roberto

9) Next meeting:

Tuesday, December 1st at 7 pm

10) Adjournment