

Golf North Meeting Minutes: Wednesday, July 8, 2020

Golf North Property Owner's Association

Board of Directors Regular Meeting

Meeting Date: July 8, 2020

Meeting Time: 6:30 pm Location: Millers 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; Derrick Hye, Pool Chairman; Architectural Chairman, Gary Henry; and CTA Representative, Mary Wild.

A motion was made and passed unanimously to accept the June meeting minutes.

Gary Henry (Architectural Committee)

- A representative from Carolina Trace Gated Properties contacted the committee about the possibility of putting a larger garage on 6028 St Andrews if they purchased the property. They were informed that they would need to purchase the lot next to the property prior to submitting plans for approval.
- Gary Henry spoke about being overly concerned about the lack of residents stepping up to be on the board, architectural committee, etc. Gary reminded us that if as a community we do not have a larger group of residents step up to volunteer, we may be forced with hiring a management company to handle every aspect of running Golf North. If we are forced to hire an agency this could be very costly to the residents.
- Gary also suggested we investigate possibly making our community pool a saltwater pool.

Jody Jackett (President)

- Jody reported he has received several positive comments on the pool opening.
- Jody also reported that he has received a few questions about the 10 feet of property from the road area who responsibility to maintain. This will be researched and discussed in the coming months.
- The board will hold a special meeting to discuss the Bylaws & R & R and make any necessary updates and possible changes.
- The new bylaws and R & R's will be presented at the open meeting in August 2020 for the community to vote on. If for any reason this target date is not met the community will be notified.

Gregg Miller (Treasurer)

- Gregg reported that we are on target with the budget since transferring back the \$4,914.90 to the money market.
- The third quarter dues payment of \$9,871.25 was sent to CTA.
- Gregg reported that 50% of our dues goes to CTA, 40% goes to Roads & Grounds & Pool, that leaves 10% remaining.
- This is an important fact, and we need to make the community aware.

Carol Martell (Vice President)

- Carol spoke about the website, and her plan to format the website like a newsletter.
- Possible sections are birthdays, presidents' corner, community trivia, etc.
- The board has taken over the domain of the website after the resignation of Greg Garcia, the website was originally set up and financed by Greg Garcia
- The fee for the website is around \$120.00 a year.

Warren Keyser (Roads & Grounds)

- Warren discussed the cul-de-sacs. After the completion of Jones Circle, no other cul-de-sacs will be repaired this year. The remaining cul-de-sacs will be repaired/ cleaned up next year.
- A motion was made and approved that any funds left over in Roads & Grounds could be moved to the adverse weather budget if needed. The budget for this item was \$1000 and \$900 was already spent on a necessary tree removal needed.
- The upkeep of the cul-de-sacs after repair was discussed, the community does not have the budget to pay to have them maintained. A notice will be sent out to all residents them that the maintenance will have to be completed by the residents asking them to work together to keep the cul-de-sacs looking good.
- This would be like past community clean ups, where volunteers would clean up sticks in roads, garbage etc.

Derrick Hye (Pool Chairman)

- Thus far the pool has been running smoothly.
- Derrick will talk to our pool contractor to see if our pool could be turned to a saltwater pool, as well as pros, cons & cost for long and short term.
- Special cleaning will continue daily until the regulations are lifted by the governor due to COVID. It was noted that these cleaning services were not a part of the pool budget adopted for 2020. Though a necessity it will deplete the pool budget and could possibly require funding from another area.
- A discussion about smoking at the pool was disused. The health and safety to all was mentions and after a discussion a motion was made and approved that smoking will NOT be allowed in the fenced area around the pool and under the cabana.
- A smoking area will be set up outside the back gate behind the bathrooms to accommodate the smokers.

Mary Wild (CTA Representative)

- Mary submitted notes from the CTA July meeting.
- CTA will be acquiring a census of each community within Carolina Trace for budget planning purposes.
- CTA has been slightly widening the main road Traceway throughout Carolina Trace.
- Mary's full report can be found in her minutes from the July CTA meeting.

Secretary (Susan Miller)

- 6068 Jones Circle was cut and cleared by a contractor. The homeowner will be billed for those services.
- 6070 Jones Circle will be cut and cleared by a contractor by the end of July, and the homeowner will be billed for those services.
- The open meeting was rescheduled due to the weather forecast as well as the COVID restrictions. It was rescheduled for Wednesday, August 12, 2020.
- Eblasts will be sent out this month discussing volunteerism in Golf North, maintenance of properties, cul-de-sac's, and other community issues.

Motion was made and approved to adjourn the meeting at 8:25 PM.

Respectfully submitted by,

Susan Miller

GN POA Secretary

July 14, 2020