

Golf North Property Owner' Association
Board of Directors Regular Meeting
Meeting Date: September 16, 2020
Meeting Time: 6:30pm
Location: Miller's

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.

Board Members Absent: Gary Henry; Architectural Committee

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

Gregg Miller (Treasurer)

- Gregg explained and answered questions about the data he has been gathering for budget 2021 planning purpose.
- Gregg is preparing a detailed powerpoint for the community to share prior to our 2021 budget vote.
- Questions were asked about a long-term plan to build up the capital and road reserve funds from 2007. Susan will look through old minutes to find the details.
- The board discussed the need for long term planning as the roads, pool, pool restrooms, electrical are all about 20 years old.
- Long term planning is imperative, and the community needs to have a conversation about cost of living increases will possibly need to reflect in the dues soon.

Derrick Hye (Pool)

- Pool Committee social was held on Saturday, September 12 Around 25 people attended, hot dogs, chips & sodas were provided, everyone also brought a dish to share. It was a great day, make sure to check out the pictures on our community website ourgolfnorth.com.
- The total number of residents that attended the pool for the season was 680.
- Derrick reported that the pool is being drained just enough to replace the missing tiles the pool.
- The electrical box in the pool pump room unfortunately has corroded and is unsafe. Estimates are being gathered and the work will be completed asap.
- A motion was made and passed unanimously to spend \$75.00 to get a quote from a certified electrical contractor to complete the work to the pool electrical box.
- The safety lines on the steps as you enter the pool will be painted this month while the pool water is low, they need to be replaced for safety issues prior to next pool season.
- The cement area around the pool needs repairing. Several gaps need to be filled with cement by a professional contractor for safety issues and the overall life of the area. The gaps have been expanding over the years, and the width is becoming very unsafe, there is also an area of cement.
- Derrick will get estimates for the pool concrete repair for the budget planning meeting.
- Derrick also announced we need to replace the gate mechanism on the entrance gate to the pool for next years opening. Derrick will get estimates for the board budget planning meeting.

Warren Keyser (Roads & Grounds)

- Warren reported that the first yard of the month winner for our community is Anna Schneider 6048 Homestead Cove. Anna will receive a \$25.00 gift certificate to a restaurant or store of her choice. Congratulations to Anna.
- Do not forget that next month the award will be for best decorated yard /house for Halloween, instead of yard of the month.
- Warren as reached out to CTA to find out who they have been using to fill and extend Traceway through Carolina Trace. The repair job that has been done along Traceway is a solid repair
- Warren contacted the company that CTA has been using, but he is backed up and will get back with Warren on the earliest date possible to come out and give an estimate.
- Warren will move forward and get a couple estimates from other contractors and then will investigate if they do quality work, the thickness of their repairs, etc.
- On the topic of the road repairs old board members reported that some cracks had been filled a few years back but unfortunately the material used is already wearing away. Susan will also look through the past minutes and report back to the board the exact cost and the year it was completed.
- The properties on Jones Circle that were in need of cleanup have been completed.

Mary Wild (CTA Representative)

- Mary gave a detailed report about CTA happenings this month topics included the south gate, gate passes water issues, etc.
- Please read her detailed notes that will be attached to this document.

Carol Martell (Vice President)

- Carol, along with two non-board members, counted the ballots and recorded the votes.
- The updated bylaws and rules and regulations were passed and notice will be sent to the community.
- Carol will handle ordering a new seal stamp for community official documents.
- Carol gave the date for 2020 Christmas social which will be held on Wednesday, December 9th. This is an annual social so mark your calendars now. Stayed tuned for details in the following months.
- Carol will reach out to Carolina Trace County Club and Carolina Trace Fire Department to see if we could possible book a room for an open budget meeting in late October or early November.

Jody Jackett (Presiden

After a discussion about the Bylaws and R & R's.....

- An amendment was made and approved that members on the board will continue to be called the Board of Directors and not Officers of the Association.
- The proxies were counted by Vice President Carol Martell as well as two residents of the community
- After the proxies were counted it was announced that both documents passed.
- A motion was made by Gregg Miller seconded by Carol Martell that the tally of the proxies be accepted and that the proxy count will official put the rewritten Bylaws and Rules & Regulations as official documents, all voting members were in favor and the motions passed.

Susan Miller (Secretary)

- A motion was made that moving forward the board will request all questions and or complants be sent via email to golfnorthboardmembers@gmail.com, or be put in writing and delivered to the community locked mailbox. That way the board can discuss the issue and be able to respond once the board discusses it at a group. The motion passed as all were in favor.
- Eblast will be sent out announcing that the Bylaws and Rules & Restrictions passed.

- Eblast will be sent out letting the community know of how to contact the board with a question or concern, this process will make the board run more efficiently and alleviate any one board member being approached about an issue.
- Eblast will be also sent out thanking Carol Martel and Karen Keyser for spending a day decorating the front entrance will beautifully fall decorations.
- I mentioned that we as a community need to take more time in our day and find positive things in our community and be thankful for the present board, past boards, the many members of our community that have volunteered their time to many projects whether it was painting the pool house free of charge, picking up trash, planning social events and seeing them through, and countless other hours that people volunteered willingly for the benefit of Golf North.

Motion was made and approved to adjourn the meeting at 8:15 PM

Respectfully submitted by,

Susan Miller

GN POA Secretary

September 18, 2020