

CAROLINA TRACE ASSOCIATION

Board of Directors' Meeting

Tuesday, July 6, 2021 7:00 pm

Agenda

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| 1) Call to order | David Smoak |
| 2) Quorum Call | Ellen Berg |
| 3) Approval of May 2021 minutes. Approved. | |
| 4) Groups | |
| i) CTCC Nothing new to report. | Gaith Alkadi |
| ii) Utilities | Vince Roy |

Vince shared a portion of a report regarding CWS:

"We are confronted with two water/sewer rate increases at this time. One by Sanford, from whom CWSNC buys our water, who is imposing a 12% increase on water, and CWSNC, who is proposing an increase of 7.62% "Rate of Return" on Equity for our Uniform Rate Division. This Rate of Return is expected to produce an 11.47% increase in operating revenues"

Complaining to CTA will not help. There will be (5) public meetings at various locations in the state over the next months (closest to us is in Raleigh) that residents should attend to hear the justifications for these rate increases. Stay in touch with the rate approval process through your HOA/POA's representatives and attend the future meetings. Historically we in CT haven't been well represented at similar meetings. Also, David made note that our argument has to be better than, "we do not want to pay that much."

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| iii) Fire Dept Nothing new to report. | Chief Myers |
| 5) President Remarks | David Smoak |

David announced the two new Assistant Treasurers. He stated the support and compliance from this community was outstanding during the Traceway resurfacing and expressed thanks for the over 1500 hours of time that was donated for the project, saving a great amount of money that would have been spent on contractors.

As a reminder, he cautioned regarding posting on the social media website *NextDoor*. We have been contacted by the Lee County Sheriff's Office regarding some of the posts that our residents are sharing with all of Lee County. Going forward, please select "Your Neighborhood" when posting complaints. Most importantly, the security information about ourselves that is being shared can be used against us (reports about tailgating in, etc) and secondly, there is a false perception and gossip taking place which can affect home values/sales.

6) Financial Report

David Smoak

Kelly Dorman and Dave Thomas are the new Asst Treasurers to CTA. They will be sharing the duties with Karen West in the many functions that our Treasurer is responsible for performing. Assessments are still coming in from POAs. The CTA budget will be approved by September to help POAs get their budgets together. The vote to take the draft budget to the POAs passed and amendments will be entertained at the next meeting. Carolina Trace is only two-thirds full for a fifty-year community. There are close to 900 empty lots. David stated the overall community flourishes when improved lots are increased.

7) Secretary Remarks **Nothing to report.**

Ellen Berg

8) Committee Reports

a) Security & Safety

Kate Woods

More e-stickers are coming. The new reader at the front gate will hopefully be installed in the next two weeks. The camera that reads car license plates leaving Trace was damaged and it was voted on and passed to purchase a new camera for \$912.

b) Traceway Roads & Maintenance

Mike

Dussault

Completed

1) Sealcoating and line of Traceway.

2) Removal of several concerning trees near Traceway. Lakewood, Golf North, Golf East, Pond near Creek 16, S-curve, canopy of low hanging branches.

Upcoming

1) Building up shoreline from North to South bridges.

2) Mulch added as needed to trees and bushes gatehouse to rt 87.

3) Fountain added to lake between rt 87 and gatehouse.

Possible 2021 Projects

1) CTA storage container (To be located at the golf course maintenance area).

2) Sediment Pond to slow down water flow between Lakewood and Harbor Creek. First Valley

3) Asphalt overlay of drainage ditches between Country Club and Northshore sign.

4) Media message board at main entrance.

5) Replace Halogen light for flag poles with LED light.

6) Spincast /CIPP three culverts by Nu-Pipe Highland Woods, S-curve, Valley North of Northshore sign.

2022 Projects

1) Research walking paths interconnecting POAs. Ernie is gathering information with work possible in 2023.

2) Expand Front entrance at main gate for residents.

3) Sealcoating of North and South exits, Bus turnaround, Gatehouse parking with lines.

4) Sign Island erosion repair. Pylons

5) Upgrade landscaping both North and South exits at Cox Mill Road.

c) Traceway Lake and Dam Committee

- The long-awaited survey map for the planned easement to allow maintenance equipment access to the South portion of the Lake Trace Dam has been completed.

- The proposed easement map has been distributed to all involved parties for review and agreement prior to soliciting the contractual language of a legal and permanent agreement.

- Carolina Trace Corporation which owns a portion of the earthen dam on both the north and south sides of the spillway Dam is seeking to negotiate issues about their financial obligations for maintenance.

- Primary negotiating parties are Escalante, CTC and the State DEMLR agency.

- It is unknown how long this phase of the Easement agreement process will last.

9) Old Business **None.**

10) New Business **David is working on a Town Hall meeting in August.**

11) Next meeting: **Tuesday, August 3rd at 7 pm**

12) Adjournment