

Golf North Property Owners Association
Board of Directors Open Meeting
Meeting Date: Tuesday, March 15, 2022
Time: 7:00 PM
Meeting Location: Carolina Trace Country Club

Board Members Present: Vice President, Greg Woleck; Secretary, Susan Miller; Treasurer, Gregg Miller; Roads & Grounds., Derrick Hye; Gary Henry, C Chair, and CTA Representative, Mary Wild.

The meeting was called to order at 7:03 PM

18 homes were represented at the annual open meeting.

Certification of the Room – Derrick Hye Roads & Grounds

Greg Woleck (President)

1. Welcomed community to meeting
2. Introduced the GN Board Members
Greg Woleck- President
Gregg Miller- Treasurer & Pool
Mary Wild- CTA Representative
Derrick Hye- Roads & Grounds
Susan Miler- Secretary
3. Introduced Guest David Smoak- CTA President
4. Announced that the vote about Bylaws & Rules and Regulations would be postponed.
5. Architectural Committee Elections:
 - Vaughn Challingsworth, Gary Henry, and Carl Pacapelli were unanimously re-elected to serve as the Architectural Committee.
6. Election of the Board:
 - Joanna Aniolowski, Vaughn Challingsworth, Gary Henry, Derrick Hye, Susan Miller, Mary Wild and Greg Woleck were unanimously elected to the board

Officers Reports:

Gregg Miller (Treasurer)

- Financial report
- 2022 Dues have been collected except two lots
- \$10,000 of the dues budgeted to the reserve
- This is the first year of a 10-year budget plan
- Budget plan of adding \$100,000 by 2032 to the road reserve
- A five-year plan of \$1,000/year to Capital reserve for the pool house building which includes the bathrooms updates and repairs
- A lot on Jones Circle (owners had died), was successfully sold and past dues and late fees were collected

Gregg Miller (Pool)

- The leaks in the pool were successfully repaired by Josh Godfrey of Lee Pools
- Saltwater conversion of pool completed
- The pool will be drained and the concrete that was repaired with the leaks will be painted prior to the opening of the pool sometime in May

Derrick Hye (Roads & Grounds)

- Electric at the front entrance was finally repaired for a total of \$1,314.00. Due to Covid having the electrical work completed proved to be extremely challenging
- Next project will be to identify areas in the roads that are bucking up due to tree roots under the road. Once these areas are identified repair work to the roads will be scheduled

Mary Wild (CTA Representative)

- Full report attached and filled with lots of great information

Gary Henry (Architectural Chairman)

- Gary reported Golf North has seen several lots being sold in the past few months
- Four lot owners have submitted plans to build, and one is nearing competition
- This will be a great addition to our community

Susan Miller (Secretary)

- Email addresses have been added for over 95% of the lot owners and this will allow more lot owners to receive community information

Open Forum

- A resident requested that an additional handrail be placed in the pool by the shallow end for those needing assistance entering and exiting the pool. A quote will be requested from are pool contractor
- Resident asked if the lights along entrance and exit roads would be replaced. However, the board had decided that financially and logistically they were not needed. The board will look in to ordering some solar lights or landscaping lights to add additional lighting to the area
- A family expressed concern with the pool surveillance cameras. They didn't like the idea of someone looking at their daughters in bathing suits. The reason for the cameras was clarified by Board Members and Safety & Security member Jody Jackett. The cameras were installed for safety and security reasons and are only reviewed if damage to the pool area has occurred or when the board is notified of residents not following the rules of the pool.
- The topic of a community resident directory was mentioned. In past years a list of every resident's name, address and phone number was given to every resident in the form of a directory. Due to privacy issues, the board voted last year to send out directory at least once a year with only the names of residents who SIGNED A WAIVER to have their personal information included. The results from last year of the 82 developed lots, were 44 residents responded yes, 10 residents said no, and approximately 30 residents didn't respond. The request was sent out on February 15, 2021, with the last update sent out in June 2021. A new request and waiver will be sent out sometime this month and a 2022 directory will be sent out in early May 2022.
- A question arose about how often the minutes are sent out to the residents. In most cases the minutes will be sent out after the following months board meeting and once they have been approved. For example, March meeting minutes will not go out till after April's meeting. But in some cases, around February and October they can be a few months later

due to annual meetings in place of regular monthly meeting. Important announcements will go out in an eblast when necessary.

- The topic of “change” was also addressed. Good or bad times have indeed changed in every aspect of the way we live today in Golf North. Growth in our community is happening: one home was built in late 2021 and two more are in the progress. Several undeveloped lots have changed ownership in the last two months with thoughts of building a home soon. Therefore, as a community we need to expect more traffic, construction vehicles and workers, along with delivery trucks and so much more. The Architectural committee is working extremely hard and very closely with these builders and providing oversight on the building sites.
- Summer potlucks and Wednesday night gatherings at the pool area were discussed. For several years the community has held end of month potlucks under the pool cabana the last Friday of each month during June, July, August. On Wednesday nights residents also gather and bring appetizers and your own beverages and share in group conversations. During the pandemic many of these activities were not held due to restrictions, however last year these events were reinstated. In addition, last year the board decided to provide a meat for each potluck, but a rsvp was needed by the previous night of the event. After feedback that it was restricting to the community to have to rsvp, we will not be providing a meat this year. Information for these events will be posted on the website and you will receive notice through the community eblast sometime in early May 2022.

Meeting adjourned at 8:15 PM

Respectively submitted,

Susan Miller
GN POA Secretary
gnpoasecretary@gmail.com