**CAROLINA TRACE ASSOCIATION**

**Board of Directors’ Meeting**

Tuesday, September 6, 2022 7:00 pm

**Agenda**

1) Call to order **7:01 PM** David Smoak

2) Approval of August 2022 minutes. **Delayed.**

3) Groups

i) CTCC Raymond Reyes

**No representation.**

ii) Utilities Vince Roy

**Vince stated there is nothing in writing at this time regarding rate increases.**

iii) Fire Dept Chief Meyers

**Newsletter Available at** [**https://www.carolinatracevfd.org/**](https://www.carolinatracevfd.org/)

**No representation.**

4) President Remarks David Smoak

**Full remarks on NextDoor and CTA website. Some highlights:** **1) I am again calling out to the community if any of you are looking for volunteer opportunities, we will have a Nominating Committee preparing a slate of 2023 CTA Officers for consideration. This slate will be voted on by the POAs in November and the 2023 officers will be elected in December to begin serving on January 1st, 2023. We are also expecting to replace our TRAM Chairman soon as Ernie finishes up a few remaining projects this year, to include the new North Gate. 2) There is one budget item that should be addressed, which is the annual stipend paid to Harbor Creek so that non-HCPOA residents that live in Trace can use their marina, the amount was (I believe) mistakenly dropped from the 2023 budget. I will present options on how to resolve this at the meeting. 3)** **At the August meeting a motion from South Landing to permanently authorize a new CTA committee was passed. Upon reviewing the CTA Bylaws Article VII (Committees) I have proposed two Bylaw amendments, one of which addresses outdated language in the Security and Safety Bylaw and the second authorizes the Trace Lake and Dam. South Landing has also proposed their own language for a Bylaw amendment to authorize the Trace Lake and Dam committee. The 2-tier voting process means that the Board can vote to send all three proposed amendments to the POAs for their vote or the Board can vote to send none of them and demand different submissions.**

5) Financial Report Candace Cochran

i) CTA Budget

**The budget was voted on and passed (it included a $10/lot increase for improved and unimproved lots) and the Harbor Creek issue was resolved. The Directors voted on $5,000 for the Harbor Creek marina to be added to the 2023 CTA budget.**

6) Secretary Remarks  Lisa Navas

**The new and deleted residents report went out today.**

7) Committee Reports

a) Security & Safety Kate Woods

**Kate should be contacted for any Security and Safety concerns at** [**ctavicep@gmail.com**](mailto:ctavicep@gmail.com)**. The current SPA contract will be extended for 2023. Addendums can be added to the contract if necessary. The contract will be renegotiated next year.**

**There have been multiple occurrences where camera footage has been reviewed for gate infractions. Some issues with camera connectivity and the system have occurred. Better technology is available that Kate can monitor from a laptop. This would update our NVR (Network Video Recorder). This clearer video footage will be used to prosecute and recover funds for gate repairs. A motion was proposed to spend up to $9,000 to upgrade our system and it passed with unanimous consent.**

**The gatehouse guards were issuing 60-day tags; this issue has been resolved and they will only issue 30-day tags going forward.**

b) Traceway Roads & Maintenance Mike Dussault

**Completed**

**1) Crush and Run parking on North exit repaired.**

**2) “Gasoline Engines not allowed on Lake Trace” sign replaced.**

**3) Basic maintenance, road reflectors replaced, weed spraying, weed whacking.**

**4) South gate exit actuator arm replaced.**

**Upcoming**

**1) Cipp culvert repair on culvert running across Traceway at Chelsea by Nu-Pipe.**

**2) New North exit gates relocation should be completed by the end of September.**

**3) Front main entrance expansion being scheduled.**

**4) Benches being researched by Davis Smoak.**

**We would like to thank Jeff Sheldon for the work he has done on updating and maintaining the media signs.**

c) Trace Lake and Dam Committee David Smoak

**1. Based on the intent of the CTA Board to authorize this committee as a permanent committee in the CTA Bylaws, a meeting was held and our suggested Bylaw amendment was drafted for BOD approval and 2-tier vote. “Trace Lake and Dam: This committee is responsible for monitoring the quality and health of the Trace Lake Dam and Trace Lake ecosystem. The committee is responsible for the coordination with property owners (i.e., CTCC/CTC/etc.), regulatory agencies and other stakeholders to promote the continued safety, beauty and accessibility of Trace Lake for all residents. It may hire and discharge managing agents and other employees, agents and independent contractors as required.”**

**2. Further mission and background statements for the TLDC to be used internally were approved.**

**3. If access to the south Dam parcel is required through HLPOA, the previously discussed lot 1503 should be purchased by CTA at the full reimbursement paid by the current owner, approximately $9K. Further expenses to clear the lot for heavy equipment would be required and HLPOA would need to declare the lot unbuildable and exempt from further assessments. This course of action is still uncertain based on the need or plans of the contractors to remove the larger trees on the south Dam. More information will be available when/if this project moves through the planning & bidding process.**

**4. This committee continues to seek clear and measurable progress from Escalante and CTC towards achieving their maintenance requirements demanded by the state. We will review the situation near the end of September and bring a recommendation to the CTA BOD if we should pursue our own legal representation to preserve our community interests.**

**5. The membership of this committee was discussed, but adding further members was tabled pending the Bylaw amendment and written proposals from the committee members. It is known that the Chair of the committee will be stepping down at the end of the year, and there will be other changes anyway.**

**6. As an addendum to item #4, a meeting between the Dam property holders was also recently held and a memorandum granting full permission for Escalante to use CTC property for the Trace Dam maintenance project was discussed and verbally agreed upon. Full cost of the maintenance project is still expected to be borne by Escalante. Once received, the engineering firm and Escalante are expected to proceed with their plans to maintain Trace Dam and seek contractor bids.**

9) Old Business

i) CTA Bylaw Amendments

**The Directors voted on three possible Bylaw Amendments to take back to the POAs for a two-tiered vote. South Landing’s proposal did not receive enough votes to be presented to POAs, where the other two did receive enough votes. (See President’s Remarks for further explanation)**

10) New Business **Nothing.**

11) Next meeting: **Tuesday, October 4, 2022 at 7 PM.**

12) Adjournment