

CAROLINA TRACE ASSOCIATION

<http://www.ctaincnc.com>

MINUTES of January 4th, 2022, CTA BOARD OF DIRECTORS MEETING

David Smoak, CTA President, called the meeting to order at 7:03 p.m.

ATTENDANCE: 16

DIRECTORS or ALTERNATES

Eagles Nest	Jennifer Williams	Highland Woods	Chuck Popke	South Landing	Dan Eastham
Golf East	David Hardman	Lakewood	Charles Wick	Southwind	Absent
Golf North	Mary Wild	Laurel Thicket	Len Ruemker	Stonegate	Absent
Golf West	Marilee Ostman	Mallard Cove	Absent	Village at Trace	Absent
Harbor Creek	Mike Dussalt	North Shore	Bill Glance	Woodfield	Elayne Bednarcik
Hidden Lake	Burton Witaschek	Sedgemoor	Bob Johnson	Wdmr/ Trentwood	Ben Perez

OFFICERS

President and Chair of the Executive Committee	David Smoak
Vice President and Chair of the Security and Safety Committee	Absent
Treasurer and Chair of the Finance Committee Assistant Treasurer	Candace Cochran Dave Thomas
Secretary	Absent

Guests

Ashley	Doug Burnett
Ernie Violon	Cher

APPROVAL OF MINUTES - A motion was made to approve the minutes for December 2021. Two Directors amended their attendance. **Motion Approved.**

GROUPS

CTCC - The lowering of Lake Trace is about to begin until March 4th at the request of CTA. The Club Manager Gaith Alkadi is leaving for another position in Texas, a new manager will be announced soon.

Utilities Report - No Report

CT Fire Dept - The Fire Department is still selling hi-visibility house number signs that can be attached to your mailbox stands. Basic cost is \$20. We will start including the CTFD monthly newsletter in our miutes. **Please see attachment #1**

PRESIDENT'S REMARKS - As addendum, the Moncure Megasite was being considered for a large chip manufacturing site which would have greatly expanded the Sanford municipal water plant. Even if they lose this project, it is a sign of growing interest in our region for growth and investment. **Please see attachment #2**

FINANCIAL REPORT - **Please see attachments #3**

SECRETARY- Conflict of Interest policy acknowledgement, return to Secretary. **See attachment #4.**
Annual disclosure/recognition of CTA Volunteers. **See attachment #5**

COMMITTEE REPORTS

Security & Safety - Reviewing an alternate phone service for quality/value, we should not be getting double billed at this time. Snow Plow service from SPA will be arranged as needed. North Gate parking expansion has greatly reduced the crowding issue. Monthly Electronic gate stats:
November: Main 41K, North 34K, South 8K
December: Main 37, 500, North 26,800, South 6500

A proposed motion regarding vehicle stickers for vehicles not owned by property owners/residents was amended and approved. **See attachment #6**

Traceway Roads & Maintenance (TRAM) - **Please see attachment #7**

Trace Lake and Dam Committee (TLDC)- **Please see attachment #8**

OLD BUSINESS - N/A

NEW BUSINESS - A recommendation to install signs on Cox Mill Rd to indicate the North/South Gates are private entrances for residents only. Request must go through the state.

NEXT CTA Meeting - Next meeting is scheduled for February 1st, 2022.

ADJOURNMENT - The meeting was adjourned by the President at 8:25 pm.

Respectfully submitted by,

David Smoak, President, Carolina Trace Association

Attachments:

Attachment #1: CT Fire Department Newsletter

Attachment #2: President Remarks

Attachment #3: Financial Report

Attachment #4: Conflict of Interest Statement

Attachment #5: CTA Committees & Volunteers

Attachment #6: Motion Regarding The Issuance of E-Stickers

Attachment #7: TRAM Report

Attachment #8: TLDC Report

CAROLINA TRACE V.F.D. NEWSLETTER

News and latest updates

With over 40 years of experience in fire safety and emergency response, Station Eight strives for excellence in educating our community of Carolina Trace, in Sanford, North Carolina, about safety and fire prevention.



SPACE HEATER SAFETY TIPS

KEEP YOUR HOME SAFE THIS
WINTER WHILE KEEPING IT WARM



American
Red Cross



3
FEET

1

KEEP SPACE HEATERS AT
LEAST **THREE FEET** AWAY
FROM FLAMMABLE ITEMS

2

NEVER PLUG IN MORE
THAN ONE HEATING
APPLIANCE INTO AN
OUTLET AND **DON'T** USE
EXTENSION CORDS OR
POWER STRIPS

3

TURN SPACE HEATERS
OFF AND UNPLUG
THEM BEFORE YOU
GO TO BED OR LEAVE
THE ROOM/HOME

As the weather gets colder it is time to think about winter safety

- * place space heaters 3 feet away from flammable materials
- * Install smoke detectors on every floor and in every bedroom
 - * Install CO detectors if you have gas appliances
 - * Test smoke detectors to ensure proper operation.



We are currently recruiting volunteers!

All equipment and training are provided

No prior training is required

Free Certification programs available

Scholarships to Fire and EMT academies

Workman's comp, life insurance and pension provided at no cost to you.

All we need is your time!

37a Indian Trail, Sanford, NC, USA

919-499-8241

Share on social



Attachment #2

CTA President's Remarks January 4, 2022

1. The Lake Trace lowering is scheduled for the next 2 months to facilitate many projects around the Lake and the Dam, individual property owners are advised to take advantage of this period also. In the past Escalante tried to lower the lake and then we would have a lot of rain that would prevent that goal from being accomplished. On the other hand, if we do have a fairly dry period, then many residents may become anxious or upset about seeing the Lake in such a condition for so long. Please be supportive and withhold your complaints from the Club or we may not have as much cooperation in the future. Boat owners be aware and adjust your mooring!

2. I intend on providing the 2021 annual report to the Board this month with input from our various officers and committees.

3. There is concern that our new media centers are in violation of the county sign ordinance (UDO). Progress on the remaining two displays is on hold until the issue is clarified.

4. This is my last year as CTA President (for a while at least!), I will be focusing on clearing up some longstanding issues. The most important issue remains the maintenance and ownership of the Trace Dam. There has been some development on this topic and the Board will be notified when a proposal is made. It is entirely possible that more financial or maintenance responsibilities may be required by this community. The Dam is scheduled for re-inspection by the state soon, while there has been some progress on the findings in past inspections, we are all aware that there is still required work to be completed.

5. The following is a list of ideas that others may choose to pursue in the future, as always there are advantages and disadvantages to all of them, I do not specifically endorse any of them for now, but they have been considered or discussed at some point. 1. Re-addressing the community house numbers to improve mail/delivery issues 2. Obtain a community-wide waste pickup contract. 3. Obtain a community-wide internet/television contract 4. Arrange more Lake Trace-oriented events, to include a fishing tournament 5. Attract more small commercial developments either within Trace boundaries or just adjacent 6. Schedule regular food truck appearances somewhere within Trace 7. A community 5K/10K walk/race

6. Finally, you all know I have repeatedly called for growth in our community because there is so much growth in our region and when the inevitable downturn arrives, we will be able to withstand the future downturns by building our strength now. There are housing projects being developed almost every month in our county, there are numerous industries moving here as well. If you haven't heard we also have major projects being developed in nearby Wake & Guilford counties, we have the announcement of I-685 which will travel very close to us, Sanford will be getting an active train station again soon and the construction plans for the new county athletic sports complex are nearing final approval, this park will be about 2-3 miles from our northern boundary.

Thank You All,
David Smoak
CTA President

3:59 PM
01/03/22
Cash Basis

Carolina Trace Association, Inc
Balance Sheet
As of January 3, 2022

	Jan 3, 22	Jan 2, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Business Checking ****9106	73,675.90	77,140.90	-3,465.00
Business Checking MMkt ****6807	221,752.21	221,752.21	0.00
CTA POA Legal ****7347	10,928.60	10,928.60	0.00
CTA POS ***1504	3,582.70	3,582.70	0.00
Total Checking/Savings	309,939.41	313,404.41	-3,465.00
Other Current Assets			
CDARS ****6998 - 22/02/03	100,000.00	100,000.00	0.00
CDARS ****1822 - 21/08/05	-49.91	-49.91	0.00
CTA CDARS2 ****2834 - 21/05/06	100,000.00	100,000.00	0.00
Total Other Current Assets	199,950.09	199,950.09	0.00
Total Current Assets	509,889.50	513,354.50	-3,465.00
TOTAL ASSETS	509,889.50	513,354.50	-3,465.00
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
ErnieViolon - XXX5180	356.29	356.29	0.00
Total Other Current Liabilities	356.29	356.29	0.00
Total Current Liabilities	356.29	356.29	0.00
Total Liabilities	356.29	356.29	0.00
Equity			
30100 · Reserve Fund			
30120 · Traceway Upgrades	125,000.00	125,000.00	0.00
30110 · General Reserve	485,311.89	485,311.89	0.00
Total 30100 · Reserve Fund	610,311.89	610,311.89	0.00
32000 · Unrestricted Net Assets	-97,248.68	-97,248.68	0.00
Net Income	-3,530.00	-65.00	-3,465.00
Total Equity	509,533.21	512,998.21	-3,465.00
TOTAL LIABILITIES & EQUITY	509,889.50	513,354.50	-3,465.00

Attachment #4

Carolina Trace Association, Inc.
Conflict of Interest Disclosure Statement

By signing below, I affirm that:

1. I have received and read a copy of the Conflict of Interest Policy;
2. I agree to comply with the policy;
3. I have no actual or potential conflicts as defined by the policy or if I have, I have previously disclosed them as required by the policy or am disclosing them below.

Disclose here, to the best of your knowledge:

1. any entity in which you participate (as a director, officer, employee, owner, or member) with which CTA has a relationship;
2. any transaction in which CTA is a participant as to which you might have a conflicting interest; and
3. any other situation which may pose a conflict of interest.

Name:

Position:

Signature:

Date:

Attachment #5

CTA Volunteers

Security Committee - Burt Witascheck, Glenn Loo, Tim Bloedoern, Jody Jackett, Charles Holder

TRAM - Ernie Patterson, Michael Dussault, Rod Loss

Volunteers - Ron & Debbie Moeller, Walt Hersman, Steve Fergus, Peggy Hudson, Susan Violon, Carol Schock

TLDC - Steve Bolstridge, Bill Huggins, Lee Amcher, Ernie Patterson

Decorations Committee – Jennifer Garcia, Diana Stepanik & volunteers

Art Council --- Patti Witaschek & volunteers

Attachment #6

Motion Regarding The Issuance of E-Stickers

WHEREAS the automatic gates at Carolina Trace have been installed by CTA to increase the access points to the community and decrease the congestion of the one lane screened by the Gatehouse guards;

WHEREAS the automatic gates register and log their use on a continual basis that can be easily searched in their computer database, thus increasing our security and tracking of vehicles;

WHEREAS the automatic gates are paid directly with collected assessment funds from property owners in the POAs of Carolina Trace and the cost of issuing e-stickers is entirely recouped by either those same assessments or by fees charged for the e-stickers;

WHEREAS past actions by CTA were to allow residents/owners within Carolina Trace to purchase or sponsor the purchase of e-stickers for vehicles that are not directly owned by the residents/owners;

WHEREAS policies within Carolina Trace for vehicles with commercial designs, markings or insignia are controlled locally by each POA, and access of those vehicles within Carolina Trace has never been regulated;

THEREFORE IT IS MOVED THAT CTA WILL ALLOW ALL RESIDENT/OWNERS OF PROPERTY WITHIN CAROLINA TRACE TO PURCHASE E-STICKERS FOR VEHICLES THEY USE REGULARLY TO ENTER OR LEAVE CAROLINA TRACE REGARDLESS OF WHOSE NAME IT IS REGISTERED UNDER. ONE VEHICLE WILL BE ALLOWED UNDER THIS POLICY AND THAT VEHICLE WILL ONLY BE USED FOR PERSONAL USE. THE OWNER/RESIDENT WILL NEED TO VERIFY WITH THE GATEHOUSE EVERY YEAR THAT THE VEHICLE IS STILL UNDER THEIR CONTROL. THIS MOTION WILL NOT PREVENT CTA FROM DISABLING ANY STICKERS THAT HAVE BEEN SUSPENDED FOR DISCIPLINARY, FINANCIAL OR ANY OTHER REASONS APPROVED BY THE CTA BOARD OF DIRECTORS.

Attachment #7

January TRAM Report

Completed

- 1) North Gate Parking expansion
- 2) Trees at North bridge removed. (Ron and Debbie Moeller)
- 3) Leaf blowing of Traceway and culverts
- 4) Storage container ready for use

Upcoming

- 1) South exit landscaping and improved visibility at Cox Mills rd
- 2) Media/ TV and North and South exits
- 3) North and South bridge inspection.
- 4) Mulching of leaves in medium.
- 5) North and South Bridge Inspection

Due to Covid, asphalt work on the North exit will probably not happen till February.

Attachment #8

TRACE LAKE AND DAM COMMITTEE REPORT January 2022

1. A personal meeting was held with CTC/Lee Moore Capital Corp. Some progress was made on disposition of their property, and conversation has shifted back to Escalante/CTCC.
2. The parcels of land owned by CTC are subject to change of ownership, but they also carry substantial financial and legal responsibilities. I have approached Escalante for them to acquire those parcels of land, even if there is a required commitment from CTA to help offset their liabilities for those parcels. With the holidays and change in club management, I will follow-up on this issue in mid-January.
3. TLDC is awaiting the re-inspection of the Dam and is considering a letter of concern to be sent to the state engineer's office documenting our own concerns with both the concrete and earthen portion of the Trace Dam.
4. The opening of the bypass valve to lower Lake Trace is scheduled for January 2d. Several people have expressed interest in observing this process and may do so at their own risk since access and the terrain is still pretty rough. The effective lowering of the Lake will depend on the weather conditions and community support and patience is required.