

CAROLINA TRACE ASSOCIATION

<http://www.ctaincnc.com>

MINUTES of November 6, 2018, CTA BOARD OF DIRECTORS MEETING

Dick Brown, CTA President, called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

**DIRECTORS or ALTERNATES**

<b>Eagles Nest</b>	Nick Broussard	<b>Highland Woods</b>	Charles Popke	<b>South Landing</b>	Christine Wood
<b>Golf East</b>	Jerry Keith	<b>Lakewood</b>	Nate Mahaney	<b>Southwind</b>	Cordie Dorman
<b>Golf North</b>	Becki Rightley	<b>Laurel Thicket</b>	Dave Carmony	<b>Stonegate</b>	Joe Dunne
<b>Golf West</b>	John Ruconich	<b>Mallard Cove</b>	Don Imbriale	<b>Village at Trace</b>	Sharwynne Blatterman
<b>Harbor Creek</b>	Mike Dussault	<b>North Shore</b>	David Smoak	<b>Woodfield</b>	Elaine Bednarcik
<b>Hidden Lake</b>	Ken Harden	<b>Sedgemoor</b>	Chris Viverette	<b>Wdmr/Trntwood</b>	Bill Elliot

**OFFICERS**

<b>President and Chair of the Executive Committee</b>	Dick Brown
<b>Vice President and Chair of the Security and Safety Committee</b>	Ken Harden
<b>Treasurer and Chair of the Finance Committee</b> <b>Assistant Treasurer</b>	Scott Erickson Absent
<b>Secretary and Chair of the Communications Committee</b>	David Smoak

**Guests**

Utilities Vince Roy	CTFD Chris Meyers
Cliff Wright	Larry Striegler
William Glance	Kate Woods
	Calvin Saltzman

**APPROVAL OF MINUTES** – The October 2, 2018 minutes were approved.

**FINANCIAL REPORT** – See Attachment #1. There were erroneous “zero balance” emails sent to some POAs automatically when some adjustments were made in Quickbooks.

**COMMITTEE REPORTS**

**Executive Committee** – No Report

**Security & Safety** – Security Log is Attachment #2. The visitor lane gate will have a warning sign installed first, then the sensor will be disabled to prevent drivers from triggering the gate themselves. The CERT Exercise went well and a new training session is being planned for March 2019. The new camera purchase installation contract will be approximately \$13K and the company will provide lifetime service. The pass procedures for a group home in CT is the same as any other home, renters will pay for a sticker w/deposit. Legal residents will call in temporary passes for visitors.

**Traceway Roads & Maintenance (TRAM)** – Streetlights by the Gatehouse are all working now, there were delays from Duke due to hurricane response. Asphalt paving is scheduled the day after this meeting for selected sections damaged from the hurricanes. The contractor for the new big sign on Sign Island promises work to begin soon. Drain repair projects are still pending contractor responses, an engineer has been hired to provide guidance on the Stonegate Pond area. Two residents have volunteered to help with a combined landscaping/mowing contract for 2019.

**Communications** – New Officers/CTA Directors may be submitted with either an email to [ctasectr@gmail.com](mailto:ctasectr@gmail.com) from a POA officer or by submitting this form (Attachment #3). There was recent discussion on NextDoor about maintaining a strip of private property from the Argyll gate of Sedgmoor POA to Hwy 87. Deed research indicates the property is owned by Ms. Marie Stillwell and a past estimate for re-gravel on that strip was approximately \$1K. Spending CTA funds on non-CTA property is not within the authority of TRAM, but if the Directors vote to proceed there should still be some cost-sharing with the other residents that use that strip of land as an easement.

**CTCC Liaison** – Two companies are looking at the dam repairs, contractors are still very busy after the hurricanes.

**Firewise** – General reminders for contractor work. Need before and after pics, about 6 photos. Multiple bids for the exact amount of work are needed if work is over \$2K. Work period is Nov 1-Sep 30 2019.

**Utilities Report** – See attachments #4/#5

**CT Fire Dept** – If your POA is planning major road work that may affect emergency access, please let the FD know in advance. The CTFD will have their asphalt replaced in front of their building soon.

**OLD BUSINESS** –

- A. **Little River Quarry** – The consulting attorney for Lee County Board of Adjustments is recommending the special use permit be issued with existing conditions only.

**NEW BUSINESS** –

- A. Stonegate motion to amend 2019 budget – See attachment #6. Enabling motion failed.

**NEXT CTA Meeting** – Next meeting is scheduled for Tuesday, December 4, 2018.

**ADJOURNMENT** – The meeting was adjourned by the President at 8:24.

Respectfully submitted by,

David Smoak, Secretary, Carolina Trace Association

**Attachments:**

Attachment 1: October 2018 Treasurer Report

Attachment 2: Security Log October 2018

Attachment 3: POA Officer Form

Attachment 4: Utilities Report

Attachment 5: Qtrly Utility meeting minutes

Attachment 6: Stonegate Motion to Amend CTA Budget

CAROLINA TRACE ASSOCIATION  
FINANCIAL SUMMARY  
October, 2018

BANK BALANCES

At the end of October 2018, the CTA accounts at Capital Bank had the following balances:

	<u>Sep Balance</u>	<u>Transactions</u>	<u>Oct Balance</u>
<b>Checking Account</b>	167,071.96		
Deposits (Dues, e-stickers, permits)		135,256.69	
Interest		28.01	
Transfer to money market		(120,320.00)	
Obligations paid		(33,803.34)	
			<b>148,233.32</b>
<b>Money Market</b>	11,555.71		
Interest		5.12	
Transfer from checking		120,320.00	
			<b>131,880.83</b>
<b>Certificate of Deposit (CD)</b>	96,101.24		
Interest		78.99	
			<b><u>96,180.23</u></b>
		<b>CTA Bank Total</b>	<b>\$376,294.38</b>

Payments

- Vendor invoices paid in the month totaled \$33,803.34.
- This included \$24,659.43 to Southern Protection Agency (SPA) and \$960.00 to Womble Bond.
- Almost all POAs have paid their October dues.

Non-Paying Lots

There are 121 non-paying lots (39 improved and 82 unimproved).

Budget

Income in the budget for the year is **\$700,100**. Actual year to date income is **\$689,578.49**. Total expenses year to date are **\$509,018.03** leaving net income of **\$180,560.46** (cash basis).

Quarry Legal Expenses: Womble Bond

We have paid Womble Bond **\$737,322.42** to date. Our previously outstanding balance is paid in full. We have a **\$5,000** retainer with Womble that will be refunded to us at the end of the engagement.

Reserves/Capital

At the end of 2017 there was a balance of \$183,165 in the three Bank accounts. In 2018, we have budgeted \$178,146 for the Reserve/Capital Fund, totaling \$361,311 for the two years. From that total we must deduct obligations owed to Womble Bond, \$117,875, plus an additional \$15,402 authorized in 2018, but not spent. We estimate at the end of 2018 a total in our Reserve/Capital Fund of **\$228,034**.

Scott W. Erickson, Treasurer 2018

Marilon Winther, Assistant Treasurer 2018

## SECURITY LOG FOR THE MONTH OF OCTOBER 2018

CATEGORY	WEEK 1-6	WEEK 7-13	WEEK 14-20	WEEK 21-27	WEEK 28-31	TOTAL
ACCIDENT	0	0	0	0	0	0
EMS	6	5	6	4	4	25
PATROL RESPONSE	7	5	9	7	7	35
PATROL HOURS	288	336	336	336	192	1,488
SHERIFF PATROL	1	1	9	5	3	19
SCHEDULE PERMITS	1,244	980	998	965	725	4,912
ACTUAL PERMITS	1,101	837	828	818	591	4,175
UNSCHEDULE GUEST	6	9	11	7	17	50
FIRE ALARM	0	0	0	0	0	0
UNLOCKED DOORS	0	0	0	0	0	0
VANDALISM	0	0	1	0	0	1
CITIATIONS	0	0	0	0	0	0
CTGP	11	8	10	12	7	48
GOLFERS	80	96	241	83	42	542
CTCC	113	8	112	17	4	254

**CAROLINA TRACE ASSOCIATION, INC**

51 TRACEWAY  
GATEHOUSE PLAZA  
SANFORD, NC 27332



**POA DIRECTOR CERTIFICATION FORM**

Two options exist for Carolina Trace Association Directors to be certified.

1. An e-mail to [ctasectr@gmail.com](mailto:ctasectr@gmail.com) from an officer (Pres, VP, Sec, Treas) of the POA listing one Primary Director and not more than two Alternate Directors.

OR

2. Complete the below form which must be signed by an officer (Pres, VP, Sec, Treas) of the POA and bring to the next CTA meeting.

Thank you,  
David Smoak, CTA Secretary

<b>Office</b>	<b>Name</b>	<b>Email address</b>	<b>Phone</b>
President			
Vice President			
Treasurer			
Secretary			
CTA Director			
Alternate CTA Director			
Alternate CTA Director			

Name of POA: \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_

Print Name: \_\_\_\_\_

(POA Officer) \_\_\_\_\_

## CTA Meeting

November 6, 2018

### Vince Roy Comments

Vince testified at the Public Hearing in October and attended the NC Utilities Commissioner's hearings also in October. The Public Staff, who are our advocates have been doing an excellent job in challenging the CWSNC on their recent request for an increase in their rates. In addition, the Deputy NC Attorney General has also been involved at the hearings and has also challenged the CWSNC on their rate increase request.

The challenges include:

CWSNC must refund to ratepayers the over collection of federal taxes related to the decrease in the federal tax corporate rate that went into effect on Jan 1, 2018.

CWSNC executive compensation and benefits should be reduced by 50%.

CWSNC use of "Return on Equity" in calculating profit is not adequate in demonstrating their investment.

There are nine additional issues raised by the Public Staff in challenging and rejecting the CWSNC rate increase request.

Bottom line: The Public Staff's attorney, engineer and accountant who are our advocates, are doing a super job in defending us.

## **CTA/CWSNC QUARTERLY MEETING**

**OCTOBER 25, 2018**

**Attendees:** CTA: Vince Roy, Chris Meyer, CTVFD

CWSNC: Dana Hill VP, Deb Clark, Dir. Communications,  
Steve Harrell, Dean Miller

**Hurricane Florence Damage:** Two lake shore residents received sewage damage from manholes that overflowed. Claim has been filed.

The two lift stations were under water. The older waste treatment plant received significant damage and is currently inop. The “uniform rate” program will serve to mitigate costs to Carolina Trace residents.

**Hydrant Location Mapping:** All 130 hydrants have been mapped and final document will be available soon.

**GPS Mapping of Manholes:** Still not completed. A new manhole was discovered this month.

**Residential Swimming Pool Discharge Relief:** CWSNC will allow residential pool owners to receive reimbursement for the sewage cost when they empty their pools at the end of the season. Owners MUST submit a “Certified Certificate” stating pool quantity in gallons. Those wishing to participate should contact Vince Roy for details of program.

**Next Meeting:** January 17, 2019



11/1/18 PROPOSED SPOA MOTION FOR 11/6/18 CTA MEETING

Motion: To amend the 2019 budget (identified in 10/2/18 minutes as the 2019 budget with modified SL Amendment) to reallocate Reserves as follows: Allocate \$80,000 to the Traceway Flooding Mitigation Project at Carrs Creek and \$29,151 to Reserves.

#### JUSTIFICATION FOR ACTION

1. The motion does not change the 2019 assessments.
2. The motion funds the project as a line item. Any unexpended funds would go back to Reserves.
3. TRAM is now doing a lot of the work to affect cost. This makes the project cost effective at this time.
4. This project must be done to prevent the flooding that is closing Traceway at Carrs Creek more frequently, causing flooding at Argyll and Cashmere Court, isolating several POAs from egress even through emergency exits. The sinkhole has grown from a depression to 14 feet wide and 8 feet deep. It is now a very dangerous safety issue to all traffic on Traceway (cars, golf carts and pedestrians).
5. The motion complies with the Deed of Easement and Agreement (Book 552, Page 552) filed 9 January 1995, This deed requires the Grantor(CTA) to keep Traceway open (Tract -1, approximately 4.6 miles from Mallard Cove to Hidden Lake) and the Grantee (POAs) to assess their lot owner members for the cost of the upkeep of Traceway. This motion provides compliance without the need for a special assessment.