

# CAROLINA TRACE ASSOCIATION

<http://www.ctaincnc.com>

## MINUTES of April 6th, 2021, CTA BOARD OF DIRECTORS MEETING

David Smoak, CTA President, called the meeting to order at 7:00 p.m.

**ATTENDANCE: 26**

### DIRECTORS or ALTERNATES

<b>Eagles Nest</b>	Jennifer Williams	<b>Highland Woods</b>	Chuck Popke	<b>South Landing</b>	Dan Eastham
<b>Golf East</b>	Stephen Smith	<b>Lakewood</b>	Charles Wick	<b>Southwind</b>	Forest Breyer
<b>Golf North</b>	Mary Wild	<b>Laurel Thicket</b>	Len Ruemker	<b>Stonegate</b>	Absent
<b>Golf West</b>	Marilee Ostman	<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>	Bev Harp
<b>Hidden Lake</b>	Steve Bolstridge	<b>Sedgemoor</b>	Jim Miller	<b>Wdmr/Trentwood</b>	Casey Stewart

### OFFICERS

<b>President and Chair of the Executive Committee</b>	David Smoak
<b>Vice President and Chair of the Security and Safety Committee</b>	Kate Woods
<b>Treasurer and Chair of the Finance Committee</b> <b>Assistant Treasurer</b>	Oscar Roberto Ed Nelson
<b>Secretary</b>	Ellen Berg

### Guests

	Vince Roy
Ernie Violon	Roberta Wilder

**QUORUM CALL** - A quorum was reached with 16 directors present and agreeing to this video conference being a legitimate meeting of the CTA Board.

**APPROVAL OF MINUTES** - A motion was made to approve the minutes of the March 2021 meeting. This was approved by unanimous consent.

**GROUP REPORTS - CTCC Liaison** - Please see attachment #1

**Utilities Report** - Vince Roy - Please see attachment #2

**CT Fire Dept** - Please see attachment #3

**PRESIDENT'S REMARKS** - Please see attachment #4

**FINANCIAL REPORT** - Please see attachment #5

CTA is looking for a person interested in filling the position.

**SECRETARY**- n/a

### COMMITTEE REPORTS

**Security & Safety** - Please see attachment #6

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

**Trace Lake and Dam Committee (TLDC)**-

**OLD BUSINESS -**

**NEW BUSINESS -**

Random sailboat was left at the Harbor Creek Marina.

**NEXT CTA Meeting** - Next meeting is scheduled for May 4th, 2021.

**ADJOURNMENT** - The meeting was adjourned by the President at 8:02 pm.

Respectfully submitted by,

Ellen Berg, Secretary, Carolina Trace Association

**Attachments:**

Attachment #1: CTCC Report

Attachment #2: Utility Report

Attachment #3: Fire Department Report

Attachment #4: President Remarks

Attachment #5: Financial Report

Attachment #6: Security & Safety

Attachment #7: TRAM Report

## **April Club Report**

The Club is excited about the possibilities for more growth in our community with the addition of housing/condos along Country Club Drive. Pending approval by the Zoning Board; the building may begin in July.

Providing members with 24-Hour Fitness access has been a long-term goal and it's finally happening!

Management continues to work with the Timmons Group to finalize the required plans and necessary work for ensuring the safety of the dam (e.g., evacuation plan for those living below the dam; tree removal and reinforcement).

## CTA Meeting Utilities Report, April 6, 2021

Vince Roy

In accordance with Chap 62 (NC Utilities Regs) CWSNC has filed with NCUC for semi annual adjustments to their rates each April 1 and October 1 to compensate for eligible “systems Improvements” to the water and sewer systems. The April rate increase will amount to about a combined 60 cent monthly increase with a cumulative rate of just less than \$1.00. Over time, the cumulative rate cannot exceed 5% of the previous full rate increase (2019).

The NCUC has designated the Public Staff to monitor the CWSNC submitted rationale for their rate increases to determine their validity. At any time the Public Staff disagrees with the CWSNC submission of “system Improvements” and is proven correct, a retroactive reduction will be made to our monthly bills.

In the past, the Public Staff has identified significant discrepancies in what the CWSNC has claimed to be “Significant Improvements” and has caused a decrease in their requested rate increase. The good news for us is that the Public Staff, who is our advocate, will closely monitor the program. Please monitor your monthly water/sewer bills for these continued increases.

I have summarized this fairly complicated system. Should anyone have questions about the program, contact Vince at [vproy@windstream.net](mailto:vproy@windstream.net).

### **Concerns about Burning Policies Within Trace from Joe Dunne SGPOA**

These are my notes based on my experience and recent contacts with both enforcement Agents. I hope it is helpful.

Nr 1 The Breathe Don't Burn brochure from the NC Division of Air Quality [DAQ] confirms that in NC. Open Burning is regulated by State Law and two Agencies are authorized to enforce it. The NC Forest Service and the NC/DAQ.

Nr. 2 I hope we can now all agree that CTA, the POA's and CTVFD are not authorized to enforce this NC. Law. [Chief Meyers confirmed the latter] Therefore CTA can not force the POA's to enforce this Law.

Nr. 3 I can understand how. CTA and the CTA president might decide this is a covenant issue if they really believe the "POA's are the only body able to regulate what lot owners

do." But on this issue the State of NC was able to and in fact "did regulate what lot owners can do. "regarding Open Burning.The State did not consider this a POA CCRR option. They expect, as you noted with South Landing,that all POA's must obey the Law.

Nr. 4 Chief Meyers did a lot of work on behalf of CTA and provided very valuable information to CTA..When combined with the NC/DAQ information it gave CTA the information it needed to make a decision that would comply with the Law'

Nr. 5 Chief Meyers confirmed that Lee County,NC. did not have an Open Burning Ordinance. Just like CTA and all POA's Lee County has no need for a separate Ordinance or Regulation,they just need to comply with the State Law.

Hope you get this in time and the CTA Board will support a decision to protect the safety and health of the people in our community.

**RE: Presidents Remarks Dec 2020:**

This one is very troubling to me because it can cause significant damage to our community

I note the people deciding this were made aware of NC. BREATHE DON'T BURN brochure from the Division of Air Quality at least 3 times between 2016 @ 2020.They knew or should have known that the subject document was disseminating misleading information to the CTA Board and all POA's on the subject of Open Burning

I believe the only sensible specific community legal RULE all POA's should have for the 2018 policy item 4 re: lots is Must comply with NC. STATUTES on OPEN BURNING . It really is that simple and reduces their liability to zero

One example of the damage such misleading information can cause follows;

It generated a Committee pop-up Policy that forces a group of citizens [POA's] to undertake law enforcement [on open burning ] in their community without any legal authorization to enforce  
NC.STATE LAWS.

This would be a very serious criminal activity in NC. I;m sure this was not the intent of the executive committee and hope they will correct it right away.

Please distribute this to all CTA members that received the subject document.

Thanks Joe Dunne SPOA/CTA

Anyone with questions on this subject can call me at 919-498-5034 or email me at [jd30dunne@gmail.com](mailto:jd30dunne@gmail.com)

**RE: Recent Incident Clarification Document Created by the S&S Committee**

I dropped off a letter to you on open burning at the Gatehouse Plaza 3/17/21. I hope you got it and it will help the CTA Security and Safety Cmte.[CTA/SSC] quickly correct the latest misinformation CTA is disseminating to POA's on this issue before it causes irreparable damage to the quality of life within Carolina Trace.

Per your 2/27/21 email, I have some questions'

NR.1 How did CTA/SSC determine that open burning was now a POA-CCRR rule and a covenant violation and no longer a CTA Bylaw ART. 3 responsibility ?

NR.2 CTA has refreshed [CTVFD] on the diverse Carolina Trace [POA's] policies regarding this topic [open burning] What information did CTA provide the Fire Department to support this CTA claim ?

CTA President's Remarks April 6, 2021

1. With the pending departure of our CTA Treasurer, if a new volunteer doesn't come forward by April 11<sup>th</sup>, I will nominate myself as CTA Treasurer and resign as President.
2. The maintenance projects planned during the lowering of Lake Trace will not be performed this season, the Club received too many complaints about the condition of the Lake.
3. In 1987 a deed starting at Book 399, Page 952 in the Lee County Register of Deeds conveying multiple properties from Carolina Trace Corporation to the Country Club included language granting an easement for the personal recreation of all Trace owners on Lake Trace and Lake Arnold. This does not mean that Trace residents can travel across other residents' private property or make a mess on Club property to access these resources.
4. Speeding is a perpetual issue in our community. These are private roads, so the enforcement of any speed limits is a difficult task. Adding more speed bumps to Traceway is normally voted down by the community and instead I will continue to encourage widening of the road shoulders to make travel safer for our pedestrian, bike and golf cart traffic.
5. The problems of mail and package deliveries in Carolina Trace is a known issue with difficult solutions. Our addressing system is complex and mailbox placements can be confusing to delivery personnel.
6. We have a new CTA Webmaster, Ernie Patterson. For those POAs that still don't have their own websites or contact information, Ernie is willing to work with you on a basic information page that would be linked to our CTA website. We have seven POAs right now without a website link on our own website:  
<https://www.ctaincnc.org/poas.html>
7. The CT Arts Council I mentioned last year is inactive until more participants volunteer.
8. Once the South Gate is automated and opened to traffic, it will be possible to drive/run/bike a complete loop around Traceway and Cox Mill Rd. Safety for recreational activities along this loop will be a perpetual concern, but I challenge future Trace leaders to consider organizing a 5K/10K run or some other event to bring positive attention to our community

David Smoak

**Carolina Trace Association, Inc.**  
**March 2021 - Financial Summary**

				Mar 31, 21	Feb 28, 21	\$ Change
<b>ASSETS</b>						
<b>Current Assets</b>						
<b>Checking/Savings</b>						
			<b>Business Checking ****9106</b>	\$ 237,332.74	\$ 260,856.11	\$ (23,523.37)
			<b>Business Checking MMkt ****6807</b>	\$ 121,590.71	\$ 121,585.55	\$ 5.16
			<b>CTA POA Legal ****7347</b>	\$ 10,928.60	\$ 10,250.60	\$ 678.00
			<b>CTA POS ***1504</b>	\$ 4,000.00	\$ 3,844.70	\$ 155.30
			<b>Clearing Account</b>	\$ -	\$ (1,815.91)	\$ 1,815.91
			<b>Total Checking/Savings</b>	\$ 373,852.05	\$ 394,721.05	\$ (20,869.00)
<b>Accounts Receivable</b>						
			<b>11000 · Accounts Receivable</b>	\$ (152.00)	\$ (152.00)	\$ -
			<b>Total Accounts Receivable</b>	\$ (152.00)	\$ (152.00)	\$ -
<b>Other Current Assets</b>						
			<b>CDARS ****6998 - 22/02/03</b>	\$ 100,000.00	\$ 100,000.00	\$ -
			<b>CDARS ****1822 - 21/08/05</b>	\$ 100,062.34	\$ 100,062.34	\$ -
			<b>CTA CDARS2 ****2834 - 21/05/06</b>	\$ 100,000.00	\$ 100,000.00	\$ -
			<b>12000 · Undeposited Funds</b>	\$ -	\$ 73,023.00	\$ (73,023.00)
			<b>Total Other Current Assets</b>	\$ 300,062.34	\$ 373,085.34	\$ (73,023.00)
			<b>Total Current Assets</b>	\$ 673,762.39	\$ 767,654.39	\$ (93,892.00)
<b>TOTAL ASSETS</b>				<b>\$ 673,762.39</b>	<b>\$ 767,654.39</b>	<b>\$ (93,892.00)</b>
<b>LIABILITIES &amp; EQUITY</b>						
<b>Liabilities</b>						



	<b>Current Liabilities</b>			
	<b>Accounts Payable</b>			
	20000 · Accounts Payable	\$ -	\$ (100.00)	\$ 100.00
	<b>Total Accounts Payable</b>	\$ -	\$ (100.00)	\$ 100.00
	<b>Other Current Liabilities</b>	\$ 1,388.52	\$ 2,161.80	\$ (773.28)
	<b>Total Current Liabilities</b>	\$ 1,388.52	\$ 2,061.80	\$ (673.28)
	<b>Total Liabilities</b>	\$ 1,388.52	\$ 2,061.80	\$ (673.28)
	<b>Equity</b>			
	<b>30100 · Reserve Fund</b>			
	30120 · Traceway Upgrades	\$ 125,000.00	\$ 125,000.00	\$ -
	30110 · General Reserve	\$ 485,311.89	\$ 485,311.89	\$ -
	<b>Total 30100 · Reserve Fund</b>	\$ 610,311.89	\$ 610,311.89	\$ -
	<b>Net Income</b>	\$ 62,061.98	\$ 155,280.70	\$ (93,218.72)
	<b>Total Equity</b>	\$ 672,373.87	\$ 765,592.59	\$ (93,218.72)
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 673,762.39</b>	<b>\$ 767,654.39</b>	<b>\$ (93,892.00)</b>

Payments: The major payments this month were the final payment of the Stonegate culvert for \$40,000, the insurance payment for \$32,543, Mitchell Paving for \$18,678 and SPA for \$24,964. March is the month when our largest payments are made.

Undeposited Funds: Payments received in March but that were deposited on 4/1 and not shown in the end of month balance.

Reserve/Capital Funds: Total Reserves amount to \$610,311.89.

Other: This month large payments were made from our checking account using previously accumulated funds.

Assessments: 2<sup>nd</sup> Quarter Assessment were due on 4/1.

Taxes: Our 2020 tax reporting forms were completed, filed and sent to contractors. Thank you, Ed Nelson and Cal Saltzman, for all the work done on the tax forms.

Property Insurance Invoices were fully paid by the responsible POAs.

**Oscar Roberto, CTA Treasurer**

**Ed Nelson, CTA Assistant Treasurer**

## April Safety & Security Report

The committee has approved all forms for the modified Open House/Estate Sale Policy and the Exception to Policy E-Sticker Application. Those forms will be available shortly on the website and at the guardhouse.

The next project we are undertaking is the installation of a new reader at the Main Gate. After speaking with Jeff from Central Security, we have decided that it is unwise to wait for the old reader to break, while spending more money to dig through the road and put in new conduit and a new pole for a separate e-sticker reader. Instead, we will be replacing the old-style reader with a new one in a move to be proactive and not inconvenience our residents with the failure of the old reader. To accommodate residents who more recently purchased old style stickers for the Main Gate, we will be using the money saved by replacing the old reader to go towards offering anyone who purchased the old sticker in the last two years a free sticker for the new reader. Anyone who has already purchased a North Gate sticker, or those who will be buying a sticker for the South Gate, will not need to purchase a new sticker. We plan for this installation to happen in June or July and will be purchasing extra stickers so they can be affixed to vehicles prior to the installation of the new reader, making the switch seamless for our residents.

### April Tram Report

#### Completed

- 1) Spin Casting of Culverts at Stonegate pond. nu-pipe Work should last 50-75 years
- 2) Drainage work in the medium south of Emery Point road
- 3) Mailboxes replaced at gatehouse turnaround. We even have a new U.S mailbox 4) Asphalt work at North Exit / North Exit sharp turn / South Exit completed.
- 5) Right entrance coming into Trace off rt 87 ( water shoreline ) cleaned up. Thanks Ron and Debbie Moeller.
- 6) Meeting with the landscaping committee to review the front area. 7) New gate arms added to North Exit Gates.

#### Upcoming

- 1) Build up shoreline and bridge base with Rip Rap to solve erosion issues. Ernie Patterson
- 2) Start implementing 2021 Landscaping plan. Planting, mulching, tree and brush removal
- 3) Finish cleaning curbside on rt 87
- 4) Clean, repost, paint, replace signs along Traceway as needed.
- 5) Weed spraying along Traceway as needed.6) Tree Removal North of Chelsea Drive.

## South Gate Update

### Completed

- 1) Lamp post added by Duke Energy
- 2) Electrician power completed. With permit
- 3) Gate Post installed
- 4) Spectrum has completed internet installation.
- 5) Asphalt work. Speed Bumps, Cutting road for electrical and Cat 5, extending of curves at Cox Mills road

### Upcoming

- 1) Cameras to be installed April 8th
- 2) Installation of Gates
- 3) Central Security to install Galaxy Control system
- 4) Chain Link Fence installed ( about April 20th)
- 5) Finish signing, painting and delineator post.

Seal Coating of Roads is still scheduled for late May or early June.

Each POA should be looking to fill eight 2.5 hour shifts to control traffic exiting their POA onto Traceway. Shifts will be starting at 8 am and lasting till 6 pm. Weather permitting this will be on a Monday and Tuesday. Cert will be providing the signage, cones, vest and instructions to the volunteers. We will also have someone providing refreshments.

All vehicles will be coming into Trace via Rt 87 and exiting either the North or South Exits onto Cox Mills Rd.

Traffic will be ONE WAY. Day one vehicle will be driving on the LEFT side of the road.

Day two vehicles will be driving on the completed sealcoated right side of the road.

POA's can email their list of volunteers to:

Penny Turner @ [pbtuner@windstream.net](mailto:pbtuner@windstream.net)