

October 7, 2018 Annual Meeting Minutes

President Call To Order and Comments

The Annual Meeting held on October 7, 2018 at the Carolina trace Country Club was called to order by President Vickie Wilkins at 5:35 pm. Board members present were President Vickie Wilkins and Vice President / Architectural Chair Candi Bloedorn and Gwen Stewart. Also, other attendants from the POA included the following: Tony Bloedorn, James and Lacey Falls, Cordie and Kelly Dorman, James Corn, JoAnne Batten, Andy Shook, George and Elsie Heimbuecher, Russell Thomas, Laura Layton, Roderick Loss, Biz and Doug Burnett, Cindy and Forrest Breyer, Margaret Patterson, Donn Masters, Jane Pomilio, Larry Wilkins, Charlotte Wilt, Tamara Brady, and Sharon Clemens. Minutes from prior meetings had all been approved.

Treasurer's Report

A financial worksheet prepared by Tim Bloedorn was presented showing a comparison of the 2018 Act/Est versus the 2018 Yearly Budget. There were a few "unbudgeted" issues which occurred in 2018. The addition of our new Pool Operator increased our Pool Maintenance costs by \$1,962 and our Pool Chemicals were \$897 over budget. Pool Improvements were \$500 under budget because no money was spent due to overspending in other Pool related areas. And, we did some necessary Dock maintenance and tree removal which cost an additional \$3,054 over budget. We had to add a new Workman's Comp Policy to cover Board members and community volunteers which cost an additional \$540. Our Legal spending was under budget by \$1,538 as additional spending on properties under Lien was delayed. Administrative Supplies were \$337 over budget due to excess spending on the Special Meeting and changeover to a new Board.

There are outstanding receivables of approximately \$10,973 which relates to 7 properties that still have outstanding balances due on their accounts. We are working with all 7 and have begun the legal process to pursue several of the properties. One is in Bankruptcy. We continued to review these accounts with our legal contacts at Key CMI and the new Board will need to make decisions on a course of action on an individual basis going forward. A copy of the most recent bank statement from BB&T was presented for examination to verify account balances. This information has always been available to be viewed at any time by Southwind property owners.

The outgoing Board members agree that the most critical issue is still the financing of the projected road resurfacing. This is a Plan which is ongoing and will occur over a number of years. The first step below regarding Tree Removal is complete and the revised plan is as follows:

1. Tree Removal Done - Identify and Remove trees which may cause road damage (Dec 2015 to April 2016) (Est \$5,000 to \$30,000) (Actual \$24,700)
2. Erosion Control - Contact an Engineer to develop an Erosion Control Plan (After step 1 in 2018) (Est up to \$50,000)

3. Crack Filling - Determine a Paver Contractor to "Hot Fill" all cracks (After Step 1 in 2018) (Est \$6,000 to \$10,000)
4. Patching - Determine a Paver Contractor to repair current problem areas (April 2019 to August 2019) (Est \$50,000 to \$75,000)
5. Complete Overlay of Asphalt - Determine a Paver Contractor to do a new 1 1/2" compacted Overlay (4 - 6 Years after step 3 as determined by POA funding goals) (Est \$100,000 to \$200,000)
6. Sealant Applications - Apply a Sealant to preserve the roads longer before the next Overlay - (4 - 7 years after Overlay) (Est \$70,000 to \$90,000)

There is currently \$156,082.97 in our Road Fund. The Board should continue to look at aggressively pursuing funding our Road Reserve in order to attempt to meet the needs without having a large assessment, which could be upwards of possibly \$1,000 - \$2,000 per lot.

Dues invoices are scheduled to be mailed out in early January. Dues are currently projected to be held at the same level as 2018 which would be \$525 for Improved lots and \$408 for Unimproved lots. All invoices are due to be paid by March 31, 2019. At the new amounts, Southwind will collect \$80,826 for the year, provided all dues are paid on a timely basis. The CTA assessment portion of our collections is expected to be \$45,581 which represents over 56% of our total dues. This means that the POA has only about \$35,245 with which to operate and pay its expenses. The incoming Board will need to prepare a 2019 Budget before the end of the year.

CTA Report

Tim Bloedorn, the Southwind CTA representative, reported that in the CTA meeting earlier this week, it was reported that the State Court has decided not to address the issue, so the Appeals court ruling will stand and a permit will be issued to Ray Covington for the quarry request. The County still has the opportunity to add conditions and CTA's lawyer will be working with the County to develop the plan.

The 2019 CTA budget was approved with our total assessment being approximately \$45,581.00 for 2019.

The CTA SECURITY HOTLINE number is 919-499-2722 and should be used by all residents in order not to tie up the Gate phone in emergency situations such as the recent Hurricane or when general information is needed. It is a daily recorded message which addresses current issues or road conditions.

Another reminder is that everyone needs to register family members with Security and also register emergency contacts who will be allowed to be admitted into Trace in an emergency situation.

If you haven't already checked it out, please visit the CTA website for valuable information regarding Carolina Trace including minutes and attachments for monthly meetings. The website is www.ctaincnc.org.

The Bus Stop is overall operating well. Kate Woods is the Parent Liaison for our Bus Stop issues, but there is a need for additional parental support at both the North and South areas.

CT Utilities has advised us that, if you have a water issue such as a backup or leak, first contact Carolina Trace Utilities at 1-800-525-7990 and then Dean Miller on 1-919-437-5332 to determine if it is your problem or a CT Utilities issue. This may save you the cost of a plumber if it is a CT Utilities issue.

CTA also is requesting that residents of Carolina Trace try to get involved in the local governance of Lee County.

Pool/Recreation Area Committee

Tim Bloedorn reported that Tony Manino was hired as the Pool Operator for the 2018 season and Jo Anne Batten was appointed as Pool Committee Chairman. She put together a Pool Committee who oversaw operations. The season was overall very successful with just a couple of bumps along the way. The Committee will be addressing the parking situation and grounds around the Pool as improvements moving forward.

Roads & Grounds Committee

Tim Bloedorn reported that the Road Resurfacing Plan is the major issue going forward and the Revised Plan is addressed above.

Morgan's Landscaping again maintained our common grounds in 2018. He has been very reliable in the past and the outgoing Board members would recommend that he be considered for the job again in 2019.

Dock Committee

Tim Bloedorn reported that the Dock area received some needed maintenance renovations including a cemented area at the entrance off of Windrace Trail and some wood replacement as well as power washing of the playground equipment and boat storage structure. The area will need to be reviewed for any damage sustained during Hurricane Florence. Also, the new Board will need to review the need for new picnic tables and replace the flagpole.

The new Lake Monitor for the Security Committee is Charles Holder. All boat owners should register their boats with him so that they can be returned if lost or stolen. His e-mail address is riskmgmt@gmail.com. This information is kept internally in Carolina Trace.

Architectural Committee

Candi Bloedorn reported that the AC continues to monitor and address Covenant Infraction issues and that there have been 18 issues addressed formally so far this year. The major issues are parking and yard conditions.

There were also 13 Architectural Approvals issued so far in 2018. As a reminder to all residents and owners in Southwind, ALL outward appearance changes are required to be run through the AC. This procedure is actually for the benefit of the person doing the upgrades and allows them to defend any challenges to what they have done.

A new house is being built at Lot 961/960. Clearing of the properties has begun. Also, the new owner of Lots 1050/1051 has expressed an interest in building on those lots in the near future. The previously foreclosed house at Lot 935/934 has recently been purchased from the bank and the new owners have begun restoring the properties. Severe water damage from Hurricane Florence occurred at Lots 933 (Kincade), 955 (Bloedorn) and 956 (Gaster). Cleanup and rebuild efforts are underway.

Potential Projects

- 1) Road Maintenance including Erosion Control, Crack Filling, Patching, Repaving and Sealing
- 2) Examination of properties in Southwind which need repair
- 3) Landscaping improvements at the front entrance and on common grounds
- 4) Replacing Road Posts and Signs throughout the POA
- 5) Replace remainder of old wood at the dock
- 6) Refurbish Storage Shed at Pool
- 7) Replace Flagpole at Dock

Wishlist Items

- 8) Clear tennis courts of debris and possibly install basketball goals
- 9) Erect a Pavilion at the Pool
- 10) Boat Storage area at Dock

Election Results

Eleven nominees were elected to the 2019 Southwind Board as follows: JoAnne Batten, Forrest Breyer, Biz Burnett, Ernest Clemens, Sharon Clemens, Jamie Corn, Cordie Dorman, Kelly Dorman, James Falls, Gwen Stewart, and Larry Wilkins. The Architectural Committee members elected were Sharon Clemens, Biz Burnett and Gwen Stewart.

President's Closing

Vickie Wilkins made her final comments and relayed a message thanking all of the outgoing Board members for their support over the last 11 years and wished the new Board members luck going forward.

Meeting Adjourned - 6:25 pm