

GOLF WEST POA Board Meeting

March 10th, 2026, 4pm at Badgett Residence

Meeting called to order at 4pm by President Eric Badgett

Roll Call and Minutes Approval

- Eric (President), Janet Huffman (Treasurer), Rich Carroll (Vice President), Jeneanne Hunter (CTA Director), Rod Loss (Architectural Chairperson); Alison Rhyne (Secretary); all present
- Previous minutes for February 19th, 2026, had been approved by text and email March 3rd to facilitate updating the bank account signature card. GWPOA Board Meetings were unanimously approved; Rich C motioned to approve, Jeneanne seconded.

Secretary Report

Email Correspondence

- Received thank you emails for sending out previous Board meeting minutes
- Received a single request to have minutes attached as documents to subsequent emails
- Received password requests to view the Minutes
- Realtor inquiry regarding wrong POA
- Realtor inquiry regarding allowable property rentals in Golf West
- From CTA confirming Janet Huffman as our new Treasurer; for email correspondence jantreas.gw@gmail.com

Vice President's Report

- Sent RFP to 7 tree companies
 - Will review responses at next GWPOA Board Meeting
- Ongoing new build site visited – back on schedule

Treasurer Report

- Created online access for bank, water, and utility accounts

- Investigating online payment availability for outgoing CTA dues assessment payments and the timing of those payments to the CTA
- One lot still has the lien on it for unpaid annual assessments from a year prior but is current over most recent years. Rich to help Janet draft a letter to owner.
- Late fee collection has been inconsistent.
 - Only one paid for most recent billing cycle. Board agreed to refund that single to make it fair to all.
- Janet to revise GWPOA Annual Assessment invoice format to make the Bylaws and Invoice languaging match.
- Presented financial new reports - drafts shown below. Janet still compiling liabilities.

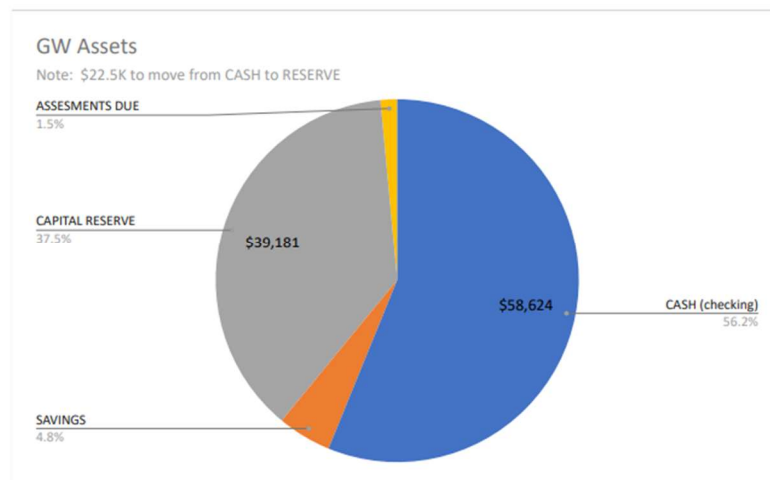
GW 2025-2026-B

Assets & Liabilities

GOLF WEST POA

\$46,090

| ASSETS | | LIABILITIES (work in progress) | | Net (work in progress) |
|-----------------|-----------|-----------------------------------|----------|---------------------------|
| TOTAL | \$104,355 | TOTAL | \$17,520 | \$86,835 |
| CASH (checking) | \$58,624 | Unpaid Bills | ? | |
| SAVINGS | \$5,002 | Unpaid CTA Assessment | \$12,520 | |
| CAPITAL RESERVE | \$39,181 | Unpaid Taxes | ? | |
| ASSESSMENTS DUE | \$1,547 | Security Deposits | \$5,000 | |
| | | ? | ? | |



INCOME YEAR TO DATE

| TOTAL | Assessment | Impact Fee | CHECKING Interest | SAVINGS Interest |
|--------------|--------------|------------|-------------------|------------------|
| \$ 52,019.70 | \$ 52,012.00 | | \$ 6.05 | \$ 1.65 |

EXPENSES YEAR TO DATE

| TOTAL | Clerical | CTA | Electric | Landscaping | Legal/CPA | Taxes | Water |
|-------------|----------|-------------|-----------|-------------|-----------|----------|-----------|
| \$ 6,330.62 | \$ 73.52 | \$ 4,173.25 | \$ 244.86 | \$ 1,670.00 | \$ - .00 | \$ - .00 | \$ 168.99 |

CAPITAL RESERVE YEAR TO DATE

| Opened Date | Item | Account | Maturity Date | INITIAL DEPOSIT | VALUE AT MATURITY |
|-------------|------------------------|---------|---------------|-----------------|-------------------|
| | | | | \$38,305.12 | \$39,181.48 |
| 2025-Mar | First Citizens Bank CD | ***030 | 3/7/2026 | \$14,566.54 | \$15,076.33 |
| 2025-Oct | First Citizens Bank CD | ***512 | 3/2/2026 | \$23,738.58 | \$24,105.15 |

- Discussion on the 2 recently matured CDs and the upcoming addition of the annual \$22,500 to that set-aside. Janet to look at rates for various terms to determine best returns on GWPOA savings investments. Will report back.
- Discussion on moving some of the checking account balance into a savings instrument. Point is to make the funds earn interest yet be accessible when needed.
- Question was asked if we can accept online payments for Annual Assessments? Janet will inquire.
- Motion to accept Treasurer Report by Rich, seconded by Jeneanne, unanimous vote, so moved.

CTA Director Report

- CTA decided against the proposed management company but putting together job specs for a gatehouse admin hire and a maintenance person; money had been budgeted for it at least for this year
- CTCC has an ongoing search for a General Manager
- CPR Training is March 18th at 6pm, \$70

- Gate violations persist at rear gates – CTA will begin to track violations and send warning, implement fines
- Water testing Lake Trave – coliform confirmed – fishing catch and release, no swimming
- Carolina Water – did not hold panel talk, avoided testimonies, rates will increase; all this after discussion with attorney
- Ting will hold another townhall TBA
- CTA increased its insurance coverage from \$5,000,000 to \$10,000,000; CTA has funds in Reserve to cover cost of higher limit coverage
- TRAM – getting quotes for maintenance person; culvert work in March, patch and millings in May

Roads and Grounds

- Need a volunteer

Social Committee Report

- By Rich for MB
 - No social in March
 - April social at Carroll home

Architecture Report

- New build – back on schedule

Old Business - none

New Business

- Discussed email from Realtor about short term rentals and retreat (event?) space – Eric to contact attorney for properly phrased reply
- Branch Pick Up move date to 4/14 – need to confirm with B Branch. And, set Community clean up for 4/11, if so.
- Need bids for Fall 2026 branch pick up task. Want debris mulched not removed.

Motion to close: Eric, second Janet. Meeting adjourned 4:45pm

Respectfully submitted,

Alison Rhyne

Secretary GWPOA