

GOLF WEST POA Board Meeting

April 8th, 2026, 6:30pm at 3089 Fairway Woods Rhyne Residence

Meeting called to order at 6:30pm by President Eric Badgett

Roll Call and Minutes Approval

- Eric (President) PRESENT, Janet Huffman (Treasurer) PRESENT. Rich Carroll (Vice President) EXCUSED, Jeneanne Hunter (CTA Director) PRESENT, Rod Loss (Architectural Chairperson) PRESENT; Alison Rhyne (Secretary) PRESENT
- Previous minutes for March 10th, 2026 were unanimously approved - Jeneanne motioned to approve, Janet seconded.

Secretary Report

Email Correspondence

- Attorney office verifying 3113 Chipping Wedge assessment status – pending sale.
- GW Resident complaint about how Meeting minutes are distributed.
- GW Resident wanting clarification on branch clean up and pick up date.
- GW Resident Architecture Request – new roof shingle / color change.

Vice President's Report

- Emailed topics:
 - New build on schedule
 - Reminder of branch pick up
 - April Social at Carroll's 4/30
 - May Social at Huffman's 5/28
 - Easter décor coming down, Summer décor next up
 - Tree RFP – no responses received
 - Suggested reissuing RFP
 - Directly soliciting vendors
 - Adjusting scope of contract
- Discussion – we need to get the current problem trees dealt with as the wet and windy season is soon. Decided to contact Jeff Branch and move forward with his quotes and get his office to provide his insurance information to us.

Treasurer Report

- Federal and State 2025 tax returns are filed and paid.
 - Federal \$368
 - State \$28
 - Taxed on interest earned
 - GWPOA is not for profit but not tax exempt
- All assessments collected except the Lot with lien.
- Lot with lien – owner contacted and check payment is expected shortly
 - This will necessitate paying the CTA assessments that have been accrued and will be billed to GWPOA once the lien is released on the lot. GWPOA has those funds as the lapse in payment creating the lien was a single year (2023) and not ongoing. \$636 as shown on Financial Report. (Note CTA does not bill POAs for a lot with a current lien.)
- GWPOA opened two new CDs with August maturity dates.
 - \$30,000
 - \$35,000
- May open a 3rd CD after tree work project is completed so we can earn higher rate of interest than the checking account.
- Researched longer term vs shorter term investments, stayed with the 3-month term as currently no interest benefit for going longer.

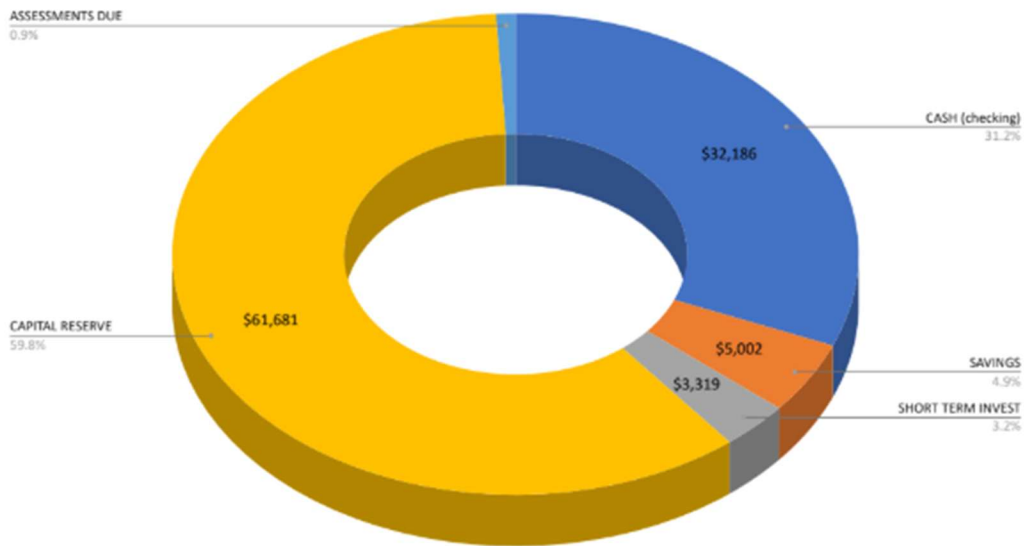
Reports and graphics next page.

GOLF WEST POA MARCH

ASSETS		LIABILITIES		Net
TOTAL \$103,132		TOTAL \$5,636		\$97,496

CASH (checking)	\$32,186	SECURITY DEPOSITS	\$5,000
SAVINGS	\$5,002	DEFERRED CTA DUES	\$636
SHORT TERM INVEST	\$3,319		
CAPITAL RESERVE	\$61,681		
ASSESSMENTS DUE	\$944		

GW ASSETS - MARCH



Short term Reserves = CTA May assessment portion payable

Capital Reserve = Road Fund

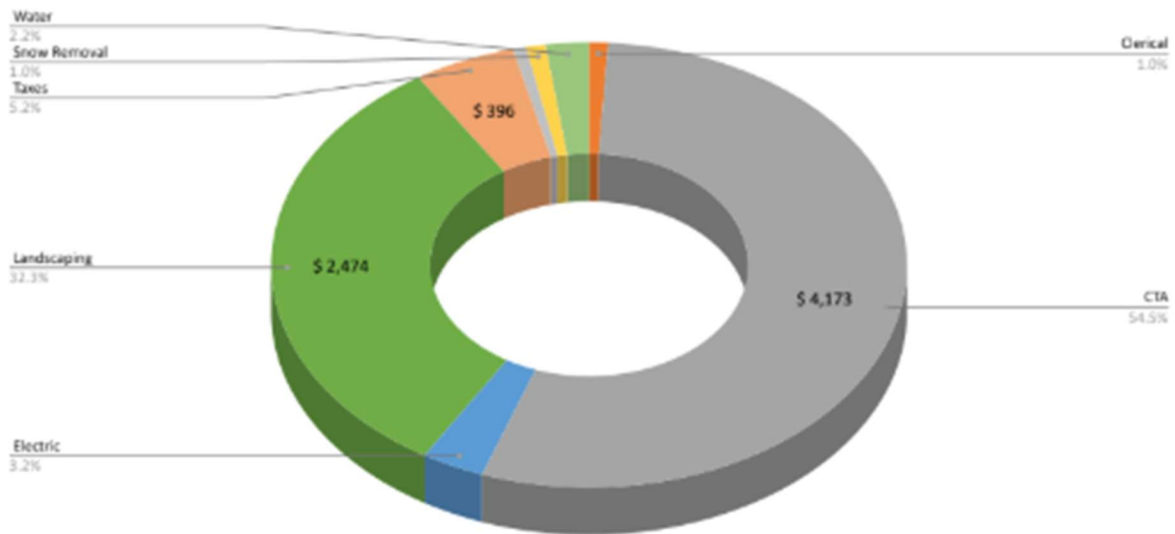
Assessment Due = lien lot accrued to pay CTA (awaiting check for 2023 balance owed then release)

INCOME ACCOUNTING YEAR TO DATE				CHECKING	SAVINGS
Total	Assessment	Building Deposit	Impact Fee	Interest	Interest
\$ 52,652	\$52,642			\$ 8	\$ 2

EXPENSES ACCOUNTING YEAR TO DATE													
	Total	Branch Pickup	Clerical	CTA	CPA	Electric	Landscaping	Legal	Taxes	Refund	Snow Removal	Tree Service	Water
Actual	\$ 7,657		\$ 74	\$ 4,173		\$ 245	\$ 2,474		\$ 396	\$52	\$75		\$169
Annual Budget	\$ 28,867	\$ 2,600	\$ 100	\$16,693	\$600	\$ 521	\$ 3,000	\$1,500	\$1,300		\$75	\$2,000	\$478
Expected Expenses	\$ 20,661	\$ 2,600	\$ 26	\$12,520		\$ 276	\$ 526	\$1,500	\$ 904			\$2,000	\$309

INVESTMENT YEAR TO DATE		
Total	Short Term	Capital Reserve
\$ 25,819	\$ 3,319	\$22,500

EXPENSES YEAR TO DATE - MARCH



Motion to accept Treasurer report by Alison and seconded by Jeneanne. Unanimously approved.

CTA Director Report

- Gate violations
 - Proposing penalties – warnings and fines with each occurrence carrying a tougher penalty
 - For tailgaters there would be household penalties
- Carolina Water
 - Upcoming rate increase not as high as other places but still an increase is coming.
 - Jeff Wennberg has done a tremendous amount of work on behalf of Carolina Trace in trying to lobby for more attractive water rates.
 - At the CTA meeting it was brought to note that property sales at Carolina Trace are being adversely affected by the water costs.
- Annual Report is complete
- Harbor Creek Marina topic. CTA is evaluating (camera in place) the usage of the Marina because they allocate \$5000 annually to the cost of making that Marina available to CT residents for boat launching.

Architecture Report

- New build 3118
 - Utility inspection is scheduled.
 - Insulation and drywall will be going up next.
 - Rod emailed, with no response yet, the Builder about the brick that is supposed to be on the street facing side of the building as well as the vinyl colors that are being installed on the front facing side. With reference to #11 on the spec sheet provided by the builder at the beginning of the project.
- Suggestion about branch pickup that a skid steer is not used as it is destructive to pavement and that we mulch collected branches for GWPOA use – mulch is the plan going forward in Fall.
- Ongoing irrigation at the common area near GW entrance.
 - Discussion - Board does not feel irrigation is necessary as plants are well established and there are no seasonal plantings. Topic will be revisited at quarterly meeting in June which is open to all Golf West residents.

- Discussion on culvert blowing and agreement that it is nice to have it maintained and that the cost is not too high and it has been very effective for drainage and appearance's sake.
- Eric noted that John B has resigned from the architecture committee
- Architecture request by the Huffmans for their roof replacement and shingle selection was approved and will be communicated officially.
- Eric reiterated the discussion about the sale of the 3113 Chipping Wedge house and the vague inquiry made regarding it by the Buyer's realtor. The new owner plans to rent the home on a shorter-term basis to military families, and she will also have her family using it when they come for visits. It will not be an Airbnb.
- Still planning to bring our bylaws into compliance, have an attorney review them, possibly to include language regarding short term rentals and the type of nuisance abatement language that we are legally allowed to add.

Roads and Grounds

- Need a volunteer

Social Committee Report

- By Rich inside VP report

Old Business - none

New Business

- Discussion of lots and continuity of unbuildable lots designation as the budget burden this places on the POAs and CTA.
- Can we accept credit cards as payment for dues or have ongoing payment plan?
 - No. Cards carry a merchant fee to POA, and a fee to payor. Bill is annual and can be planned for by Resident.
 - No. Ongoing payment plans are a bookkeeping burden.
 - Next GWPOA Board meeting May 7th at Jeneanne's.
 - Need to Schedule quarterly meeting ay CTCC June 10th.

Motion to close: Alison, second Jeneanne. Meeting adjourned 7:27pm

Respectfully submitted,

Alison Rhyne

Secretary GWPOA