

GOLF WEST POA Board Meeting

May 7th, 2026, 6:30pm at 3125 Sand Wedge Hunter Residence

Meeting called to order at 6:31pm by President Eric Badgett

Roll Call and Minutes Approval

- Eric (President) PRESENT, Janet Huffman (Treasurer) PRESENT. Rich Carroll (Vice President)PRESENT, Jeneanne Hunter (CTA Director) PRESENT, Rod Loss (Architectural Chairperson) PRESENT; Alison Rhyne (Secretary) PRESENT
- Previous minutes for April 8th, 2026 were unanimously approved - Jeneanne motioned to approve, Janet seconded.

Secretary Report

Email Correspondence

- CTA email regarding hydrilla treatment
- Arch Request – Rhyne tree removal
- Request from former GWPOA members to be removed from email list
- Arch Request – Banks roof 3103
- Complaint about delivery of GWPOA Board meeting minutes

Discussed verifying email list is current, accurate, etc., Alison and Janet to meet to confirm.

Vice President's Report

- New tree project quote from Phil Stone Tree Removal \$4,500
 - Action – reaching back out to Branch and Cushman for bids – Rod L to handle contact

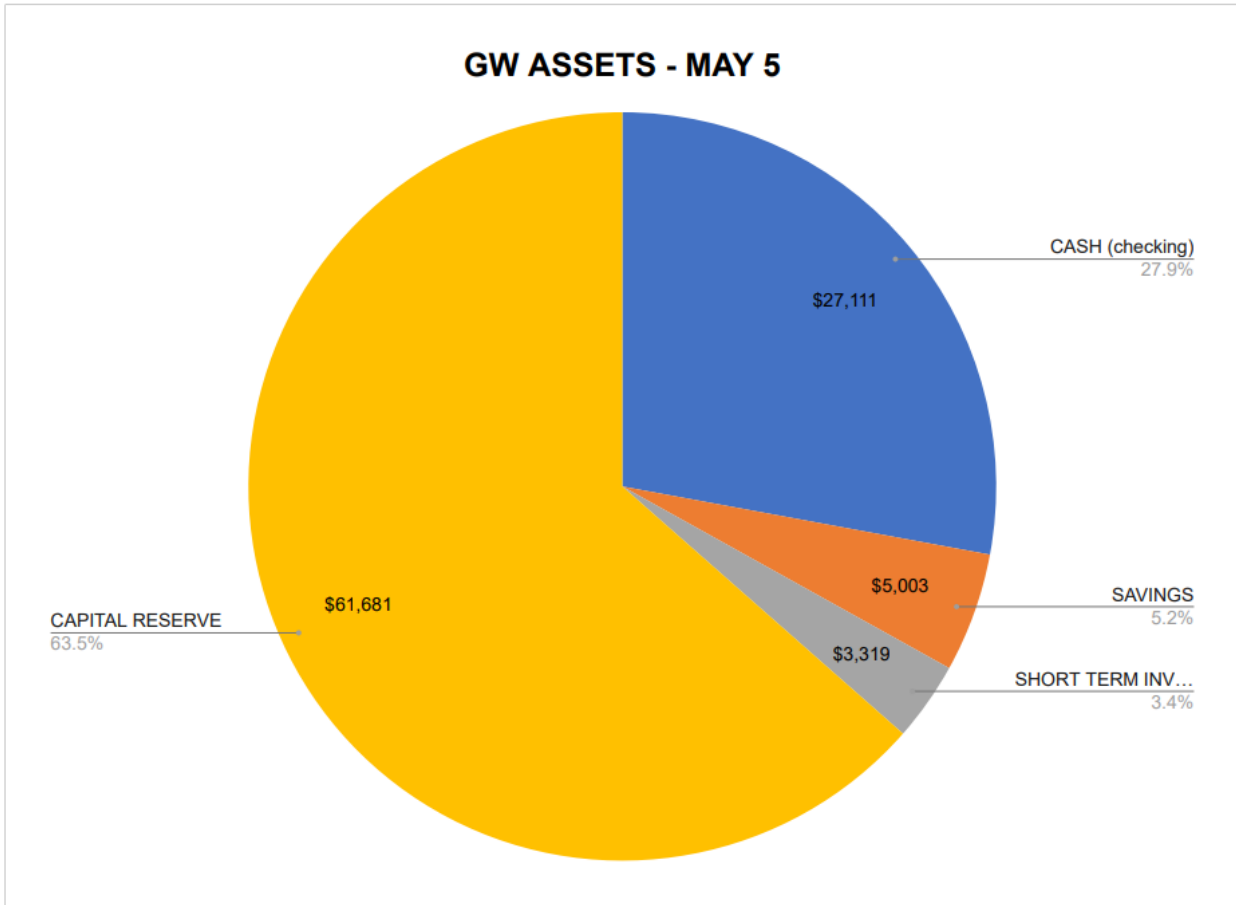
Treasurer Report

- All dues are paid / current
 - Lien on lot has been released
 - Deferred CTA amounts have been paid to CTA
- Based on checking balance, discussion to move \$10,000 into a CD
- Discussed this accounting-year's expenses which started last Nov.

GOLF WEST POA MAY

ASSETS		LIABILITIES		Net
TOTAL	\$97,114	TOTAL	\$5,000	\$92,114

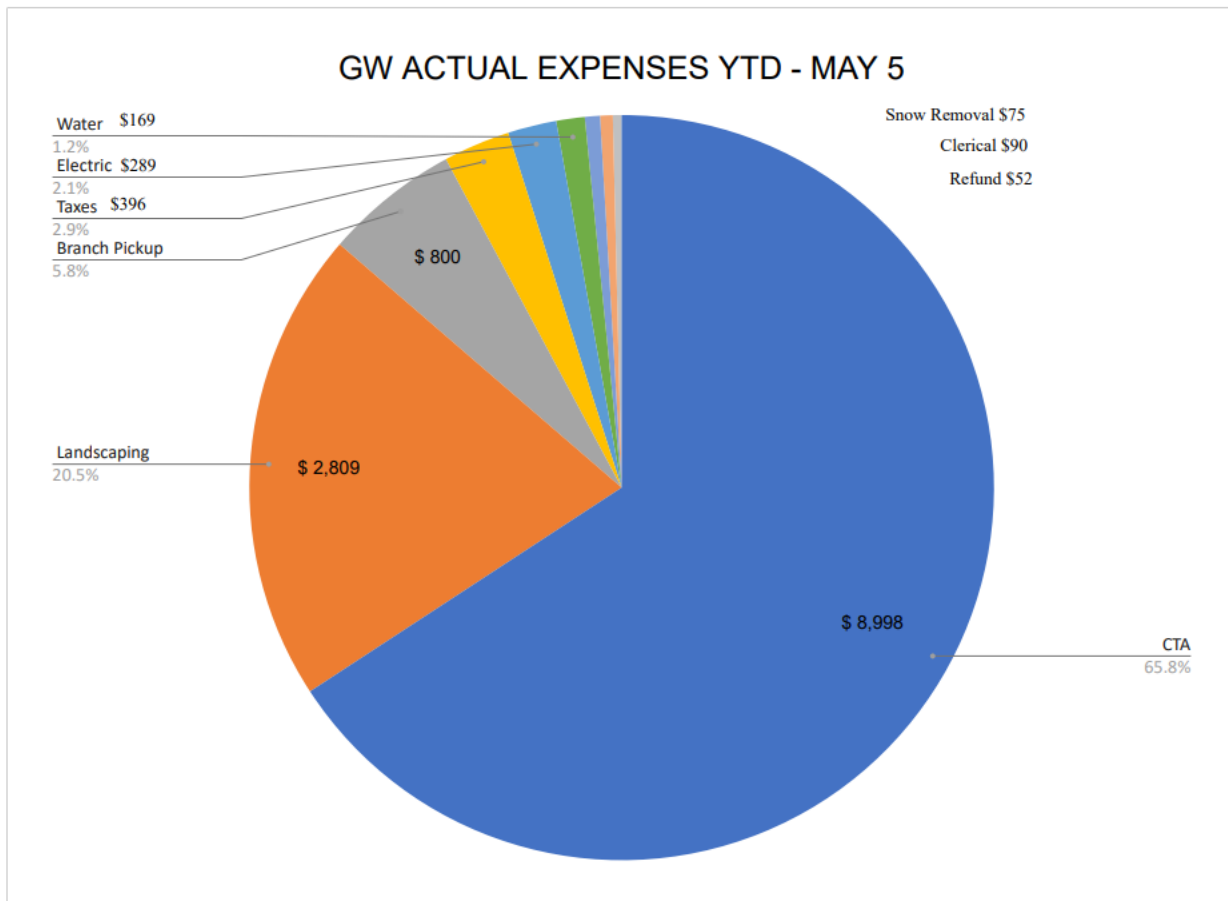
CASH (checking)	\$27,111	SECURITY DEPOSITS	\$5,000
SAVINGS	\$5,003	DEFERRED CTA DUES	\$0
SHORT TERM INVEST	\$3,319		
CAPITAL RESERVE	\$61,681		



INCOME ACCOUNTING YTD					CHECKING	SAVINGS
Total	Assessment	Building Deposit	Impact Fee	Late Fee	Interest	Interest
\$52,653	\$52,642				\$ 9	\$ 2

EXPENSES ACCOUNTING YTD													
	Total	CTA	Landscaping	Branch Pickup	Taxes	Electric	Water	Clerical	Snow Removal	Refund	CPA	Legal	Tree Service
Actual YTD	\$13,677	\$ 8,998	\$ 2,809	\$ 800	\$ 396	\$ 289	\$ 169	\$ 90	\$75	\$ 52			
Annual Budget	\$28,867	\$16,693	\$ 3,000	\$2,600	\$1,300	\$ 521	\$ 478	\$100	\$75		\$600	\$1,500	\$2,000
Expected Expenses	\$15,190	\$ 7,696	\$ 191	\$1,800	\$ 904	\$ 232	\$ 309	\$ 10		\$(52)	\$600	\$1,500	\$2,000

INVESTMENT CHANGE YTD		
Total	Short Term	Capital Reserve
\$25,819	\$ 3,319	\$22,500



Motion to move \$10,000.00 into a CD by Rich, seconded by Alison. Unanimously approved.

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

CTA Director Report

- Trent Preddy, new CTCC GM, attended. Discussed golf course bridge repair work and that sinkhole work is upcoming.
- Security gate contract ends in July. RFP elicited 6 proposals, with 3 being pursued. Final vote will be 5/19/2026 to make selection.
- Bylaws being amended to amend deferral billing practice – new practice will be to bill POAs whether property assessments have been collected or not.
 - Transition plan will be in place for POAs to help alleviate potential financial hardship.
- Road work early June
- Water quality testing 5/19/2026
- Algae test July 2026
- Utilities – water rate vote upcoming
 - Aware of new portal problems
- Ting Fiber – below threshold for interest and Ting is being sold.

Architecture Report

- On March 26 and April 18 sent an email to both the owner and the builder of 3118 concerning their noncompliance with the build. Item #11 from them to the GW POA AC stated that the front would be all brick. There is siding on the front.
 - Action – Board discussed and decided small amount of front facing side was allowable.
- Talked with prospective purchaser of lot 3085 and 3124 about building. No word from either of them.
- New roofs approved for both 3101 and 3103. Tree removal was approved for 3089.

Social Committee Report

- 5/28 at Huffman 3101
- June – to be confirmed

Old Business

- Tree work contractor needs to be selected and work completed

New Business

- Sprinklers back on; not zoned so it's all or none

**Motion to close: moved & seconded by everyone simultaneously. Meeting adjourned
7:10pm**

Respectfully submitted,

Alison Rhyne

Secretary GWPOA