

## **GOLF WEST POA Board Meeting**

**June 10<sup>th</sup>, 2026, 6:30pm at CTCC**

**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) PRESENT, Jeneanne Hunter (CTA Director) PRESENT, Rod Loss (Architectural Chairperson) PRESENT; Alison Rhyne (Secretary) PRESENT
- Previous minutes for May 7<sup>th</sup>, 2026 and June 2<sup>nd</sup>, 2026 were unanimously approved - Rich motioned to approve, Jeneanne seconded.

### **Secretary Report**

#### **Email Correspondence**

- Thank you email rec'd complimenting GWPOA Board on recent Minutes
- Build inquiry on Lot 3123
- Roof approval 3097 (GWPOA was cc'ed on the recommendation)

### **Vice President's Report**

- Since last meeting: No appearance concerns, no safety / security concerns, no performance issues
- Will introduce tree removal recommendation in New Business

### **Treasurer Report**

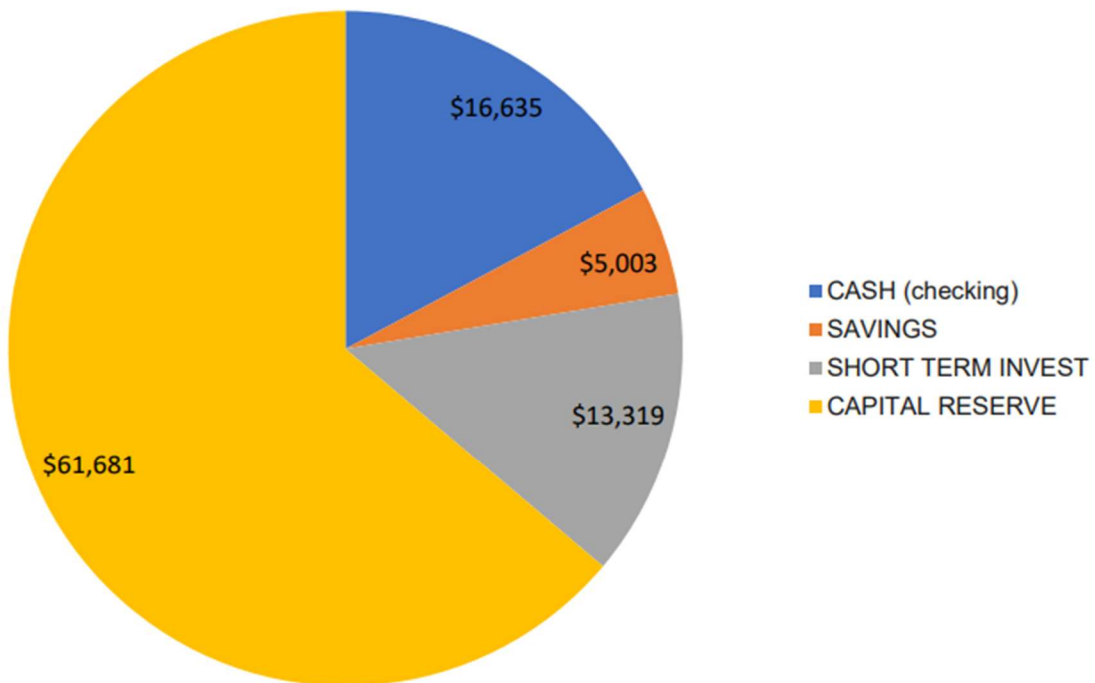
- All utility accounts are set up for online access and bill pay
- Fed and NC Taxes filed and paid - \$368 and \$28 respectively
- Reminder GWPOA is not for profit but not tax exempt
- Assessments are 100% collected
  - Delinquent Lot w/ Lien resolved, lien released, and corresponding Deferred CTA obligation also paid
- CDs – 2 that total ~\$65,000 maturing August and a single maturing in October for \$10,000.00
- Paying CTA dues quarterly to maximize GWPOA interest income
- Accomplished compiling an accurate and complete GWPOA Contact list
- Presented slide show with following graphics:

## GOLF WEST POA JUNE

| ASSETS |          | LIABILITIES |         | Net      |
|--------|----------|-------------|---------|----------|
| TOTAL  | \$96,637 | TOTAL       | \$5,000 | \$91,637 |

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| CASH (checking)   | \$16,635 | SECURITY DEPOSITS | \$5,000 |
| SAVINGS           | \$5,003  | DEFERRED CTA DUES | \$0     |
| SHORT TERM INVEST | \$13,319 |                   |         |
| CAPITAL RESERVE   | \$61,681 |                   |         |

### GW ASSETS - JUNE 8

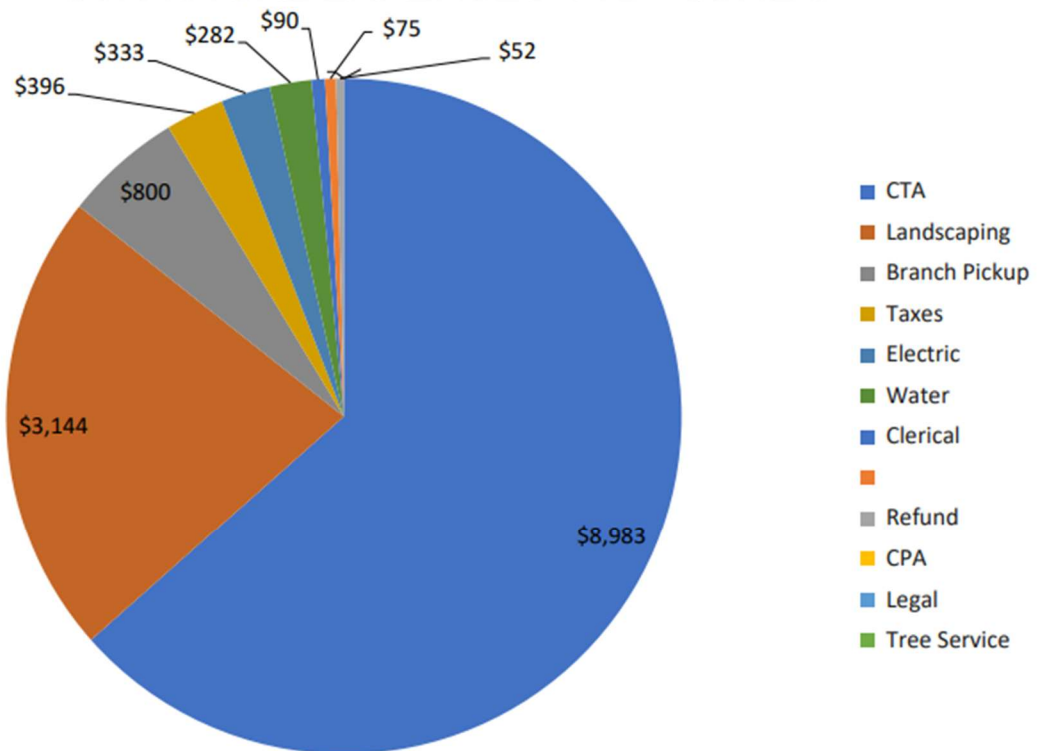


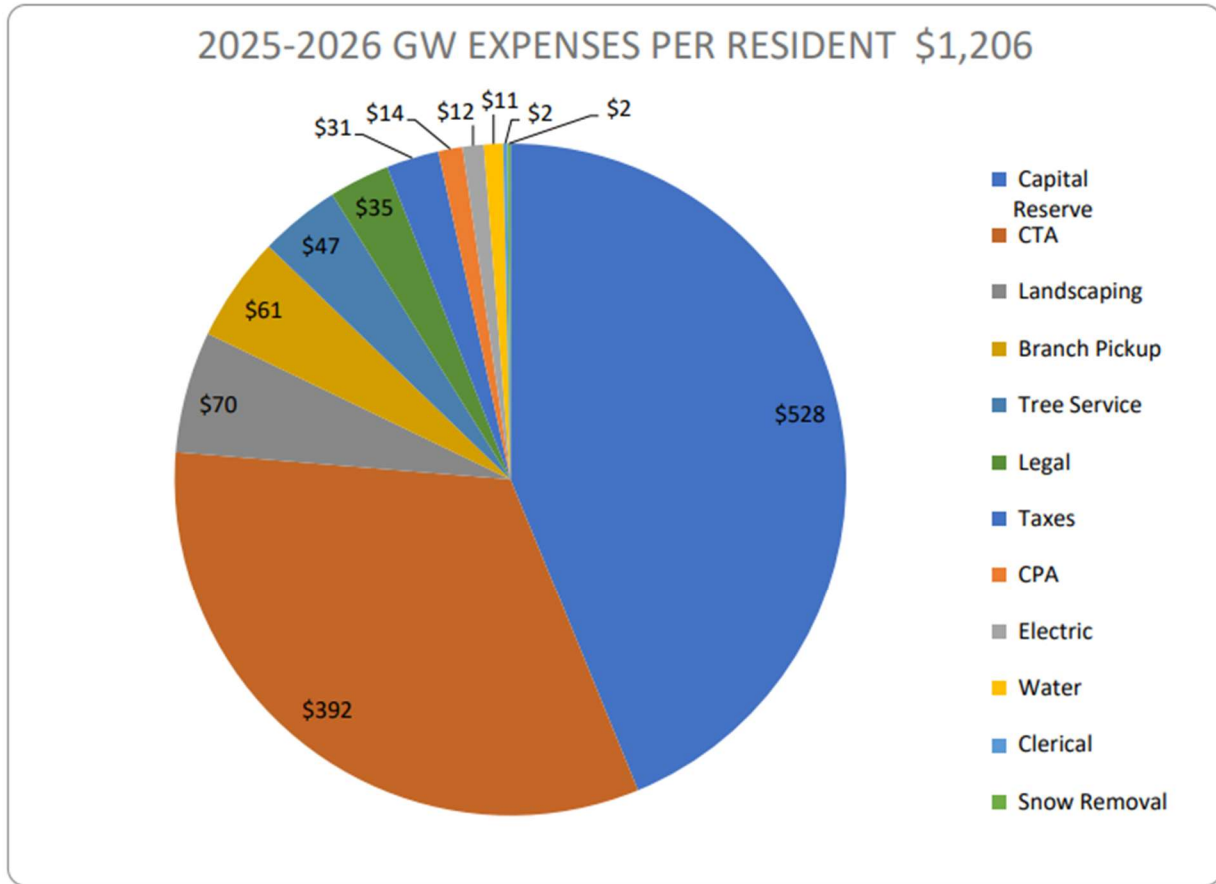
| INCOME ACCOUNTING YTD |            |                  |            |          |          | CHECKING | SAVINGS |
|-----------------------|------------|------------------|------------|----------|----------|----------|---------|
| Total                 | Assessment | Building Deposit | Impact Fee | Late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

|                   | EXPENSES ACCOUNTING YTD |           |             |               |          |          |        |          |         |        |          |              |
|-------------------|-------------------------|-----------|-------------|---------------|----------|----------|--------|----------|---------|--------|----------|--------------|
|                   | Total                   | CTA       | Landscaping | Branch Pickup | Taxes    | Electric | Water  | Clerical | Refund  | CPA    | Legal    | Tree Service |
| Actual YTD        | \$ 14,155               | \$ 8,983  | \$ 3,144    | \$ 800        | \$ 396   | \$ 333   | \$ 282 | \$ 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 | \$ 14,712               | \$ 7,711  | \$ (144)    | \$ 1,800      | \$ 904   | \$ 187   | \$ 196 | \$ 10    | \$ (52) | \$ 600 | \$ 1,500 | \$ 2,000     |

| INVESTMENT CHANGE YTD |            |                 |
|-----------------------|------------|-----------------|
| Total                 | Short Term | Capital Reserve |
| \$ 35,819             | \$ 13,319  | \$ 22,500       |

## GW ACTUAL EXPENSES YTD - JUNE 8





Questions from audience:

1. Is the \$500 from our assessments going into Capital Reserve? Answer: Yes
2. \$60,000 was spent on first culvert? Answer: Yes
3. Will we see checks written and double signed at Meeting? Answer: No

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

### **CTA Director Report**

- CWS rate increase seen in July bill
- Ting Fiber is being sold, not interested in CT project. CTA is looking for another potential provider
- Requests to lower lake level due 8/31/2026; form available
- CTA Bylaws revision will:
  - eliminate POA dues deferment policy
  - address online meeting option
  - align Board Leadership term dates with Budget year (January 1)

- Vote on Bylaw changes in July
- Preparing 2027 budget
- Audit forward soon
- Taxes are paid
- New gatehouse contractor – St Moritz
- Gate administrator works 10 hours/week

Audience commentary elaborated on St Moritz.

### **Architecture Report**

- Received and approved roof replacement for 3103, 3105, and 3097.
- Received inquiries to build on 3123 and 3124. Replied for them to download builder's packet and submit complete package to include deposit before a decision can be rendered.
- Slow progression on build at 3118.
  - Silt fence down – Lee Co does nothing but NCDEQ has been informed.

**Roads and Grounds** – position unfilled

### **Social Committee Report**

- Thank you to social hosts
- Next locations and dates to be confirmed; definitely need hosts August through December
- July 4<sup>th</sup> décor going up soon
- Donations to décor fund appreciated – “\$300 in the hole”

**Old Business** - none

### **New Business**

- 5 areas needing tree work, 4 contractors reviewed project, 2 bids received and neither covered the whole project
  - Branch Tree Service bid 3 of 5 areas
  - Alison motioned to move forward with Branch quote (quote had been sent to GWPOA Board to review 6/1), Janet seconded, unanimous acceptance
- Remarks
  - VP – thank to you the Board for its efficiency in matters

- CTA Rep – thanks to those folks who volunteer with the CTA for all their huge behind the scenes efforts
- President
  - Fall Branch Pick Up being planned
  - 3088 resident getting certified with Fire Dept and for water rescues
  - Fire pit safety
  - Noted snake activity in GW
  - GWPOA Bylaws to be reviewed by GWPOA Board as a starting point, invited community input, attorney will ultimately review
- Open Q&A
  - Thank you to Janet as new Treasurer.
  - Clarify what lots have had build inquiries? Answer: 3123 and 3124
  - Bylaw editing - past efforts commentary
  - Airbnb prohibited? Answer: NC law says we can't prohibit.
    - Bylaw change could help to discourage Airbnbs but changes are not retroactive (current owners grandfathered).
  - Commentary on Board requesting 3 bids for projects.
  - Commentary on Common areas and dangerous trees.
  - Are fire pits allowed? Yes, must have a lid/be covered.
  - Status of ecoli in Lake Trace? Answer: Awaiting re-testing. Watch for communications from CTA and GWPOA if we receive it.

**Motion to close: moved by Rich & seconded by Jeneanne. Meeting adjourned 7:14pm**

Respectfully submitted,

Alison Rhyne

Secretary GWPOA