

GOLF WEST POA Board Meeting

July 9th, 2026, 6:30pm at 3098 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) PRESENT, Jeneanne Hunter (CTA Director) PRESENT, Rod Loss (Architectural Chairperson) PRESENT; Alison Rhyne (Secretary) PRESENT
- Previous minutes for June 10th, 2026 were unanimously approved – Rod L. motioned to approve, Jeneanne H. seconded.

Secretary Report

Email Correspondence

- Architecture Inquiry – B Sparrow
- Fern J. (multiple) – follow up on tree between 3107 and 3110
- Max M. – thank you for entrance décor effort

Vice President's Report

- Since last meeting: No appearance concerns, no safety / security concerns, no performance issues
- Recap of tree in question in utility easement per Fern emails
 - Additional inspection to occur
 - (Backstory: Board has received conflicting opinions, none resulting from an onsite certified arborist visit)
- Storm water runoff washout at Burley home next to new construction
 - Erosion, silt fence still missing
 - Lee Co contacted, DEQ contacted, going through proper channels to seek remedy by Builder
 - Build deposit can be used to fund repairs

Treasurer Report

- Treasurer presented quarterly CTA assessment check for signatures
- All GW lots are in good standing, but CTA needs to officially note this – housekeeping item for them

- Planning for September for upcoming year Budget planning
- Presented for signing the CTA 'POA Census Report'
 - Illustrates improved vs unimproved lots and ownership whether privately or by POA

CAROLINA TRACE ASSOCIATION, INC. (CTA)
CENSUS VERIFICATION CERTIFICATION BY BOARD OF DIRECTORS OF
Golf West (Name of POA)
FOR FISCAL YEAR 2027 - Due Before August 1, 2026

In accordance with Article VIII, Section 3(a) of the By-Laws of the Carolina Trace Association, Inc. (revised July 1, 2026), the Board of Directors of the above-named Member Property Owners Association (POA) hereby verifies the count of improved lots and unimproved lots within the said POA, as of July 1, 2026.

Whereas Article VIII, Section 3(b) Delinquent Lots clause was removed from the By-Laws as of July 1, 2026, effective with this 2026 census, all non-POA owned lots will be assessed as per their improved or unimproved status as of July 1, 2026, regardless of their respective standing within the POA. Your POA will receive a separate communication on this.

POA Census Report as of July 1, 2026		
A - Number of POA-Owned Lots*	Improved: <u>0</u>	Unimproved: <u>0</u>
B - Number of Member-Owned Lots	Improved: <u>38</u>	Unimproved: <u>7</u>
Total Lots (Sum of A + B):	Improved: <u>38</u>	Unimproved: <u>7</u>

*For POA-Owned Lots, please provide Lot Numbers:

As per Article VIII, Section 3(c) of the CTA By-Laws, if your POA owes CTA an amount from previous reports of deferred properties, these funds are due within 30 days of receipt of back assessments or by June 30, 2029, whichever comes first. Enter total due from attached chart here: \$ 0

x *Erin Y. Berto* _____
POA President Signature and Printed Name Date

Jane Hoffman (Jane Hoffman) 7/9/2026
POA Treasurer Signature and Printed Name Date

Directions: Print, Fill In All Information, Sign, and Scan. Return to vicepresident@carolinatrace.org (preferred) or place in CTA Mailbox near the front gatehouse. Due before Aug 1, 2026.

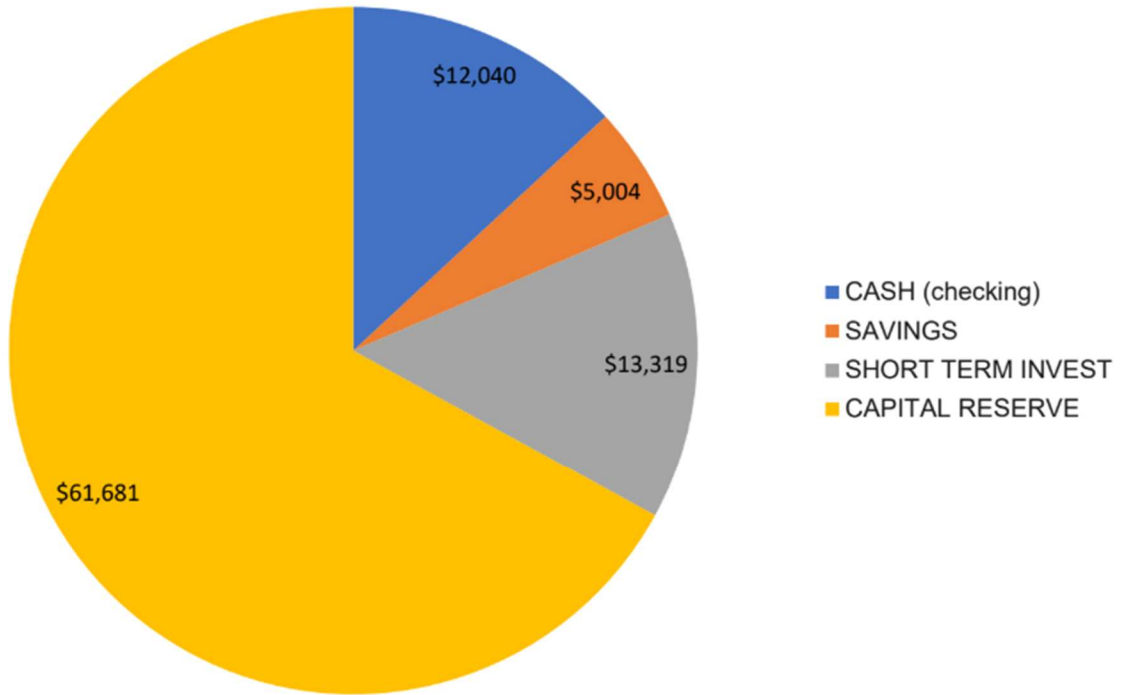
- CDs maturing in August prior to next GWPOA meeting
 - Discussed online bank investment options / effects and resulting increased level of effort caused by renewals, Board turnover, signatory requirements tasks.
 - Treasurer to focus researching rates at local brick and mortar banks
- Discussed Budget, Tax, Board and Fiscal Year difference and challenges
- GWPOA needs a clear picture on the Assessment Plan and Budget for Roads Maintenance
 - 2017 Comprehensive Road Plan – who has this document?
 - Secretary to look in old emails for it
 - Culvert work needed
- Also presented following graphics subsequent to meeting (added clarification to report graphics presented 7/9/2026):

GOLF WEST POA JULY

ASSETS		LIABILITIES		Net
TOTAL	\$92,044	TOTAL	\$5,000	\$87,044

CASH (checking)	\$12,040	SECURITY DEPOSITS	\$5,000
SAVINGS	\$5,004	DEFERRED CTA DUES	\$0
SHORT TERM INVEST	\$13,319		
CAPITAL RESERVE	\$61,681		

GW ASSETS - JULY 7



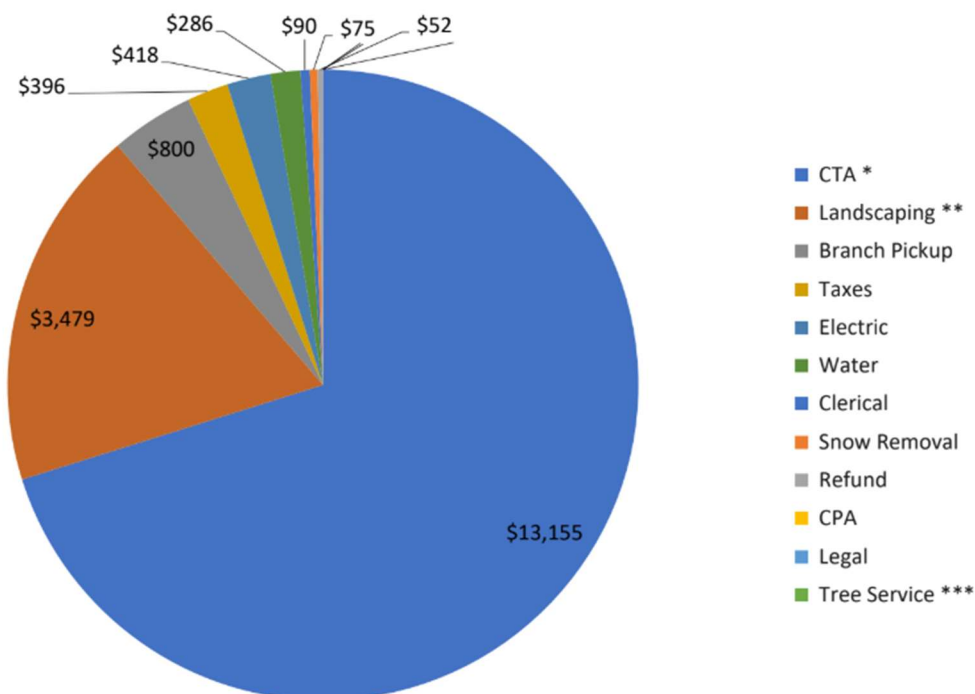
INCOME ACCOUNTING YTD							CHECKING	SAVINGS
	Assessment	Building Deposit	Impact Fee	Late Fee	Interest	Interest		
Total	\$ 52,655	\$ 52,642			\$ 9	\$ 3		

EXPENSES ACCOUNTING YTD													
	Total	CTA *	Landscaping **	Branch Pickup	Taxes	Electric	Water	Clerical	Snow Removal	Refund	CPA	Legal	Tree Service ***
Actual YTD	\$ 18,750	\$ 13,155	\$ 3,479	\$ 800	\$ 396	\$ 418	\$ 286	\$ 90	\$ 75	\$ 52			
Annual Budget	\$ 28,867	\$ 16,693	\$ 3,000	\$ 2,600	\$ 1,300	\$ 521	\$ 478	\$ 100	\$ 75		\$ 600	\$ 1,500	\$ 2,000
Nov-Oct Remaining Budget Thru Oct	\$ 10,117	\$ 3,539	\$ (479)	\$ 1,800	\$ 904	\$ 102	\$ 192	\$ 10		\$ (52)	\$ 600	\$ 1,500	\$ 2,000

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

- * CTA will be over budget due to payment of deferred dues regarding resolution of lien. However, additional income received from payment of the lien covers this expense.
- ** Over budget due to change of payment schedule to monthly payments.
- *** A bill for work complete had not arrived by the time of the meeting.

GW ACTUAL EXPENSES YTD - JULY 7



Questions from audience:

1. Does GWPOA pay sewer fees included on water bill? Ought to be exempt. Treasurer will confirm status.
2. GWPOA instituted an Assessment of \$500/ year per lot for 5 years.
 - a. Bylaws only allow for Assessments to be set for one year period at a time.

Motion to accept Treasurer report by Alison R. and seconded by Rod L. 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 updated and passed
 - Aligned Board and Budget Year dates
 - Lot assessment collections protocols updated
- Audit was clean
- Draft budget passed
- Hydrilla mostly under control
- Carp being introduced selectively with grate screening on pond overflow drains to contain them
- Algae type in Lake Trace – lot owners can treat if they want
- Fecal tests for human fecal matter in Lake found none
- New gatehouse contractor – St Moritz in place
- Noted several improvements at CTCC and input from new Club Manager

Architecture Report

- The North Carolina Division of Environmental Quality visited 3118 to inspect the infraction of lack of a full silt fence. The lack of the fence has caused dirt to wash onto 3117, into the creek, and into the lake.
 - The DEQ has contacted both the builder and owner to correct this problem.
 - The silt fence must be reinstalled as soon as possible.
- Sparrow inquiry replied to, empty Lot Build.
- Referenced/presented 1974 GWPOA Lot Survey pertinent to discussions

- Buildable vs Non-Buildable Lots: Non-Buildable is not a designation in GWPOA Bylaws.

Roads and Grounds – position unfilled

Social Committee Report

- Thank you from MB Carroll for 4th of July entrance decorating assistance and contributions
- July Social at Seabrooks tbd

Old Business

- Bylaws/CCRs Updating
 - VP has addressed the Bylaws revision and Board can review findings
- Complaint about Trailer being parked in Lot 3100 driveway for months – Board will contact Owner
- Dead pine near property line, common area, golf course Lot 3085 and 3086 area – CTCC determining if theirs to remove

New Business

- Fall Branch pick up
 - GWPOA wants mulch from process – Cushman will pick up and mulch, Branch will only remove
- Upcoming GWPOA Meeting Dates:
 - 8/6/2026 Huffman
 - 9/9/2026 Hunter

Motion to close: moved by Rod & seconded by Jeneanne. Meeting adjourned 7:50pm

Respectfully submitted,

Alison Rhyne

Secretary GWPOA