

# Golf East Quarterly Board Meeting

August 13, 2025

## Meeting Agenda

### Call to Order

The meeting was called to order at 7:02 pm by the President, Sherrie Ivey. The meeting was held at the Carolina Trace Country Club.

Board members present: Sherrie Ivey (GE Pres); Dave Hardman (GE VP); Rolf Grandstaff (CTA Director), Isaac South (GE Treasurer); and, Phylisha South (GE Secretary)

40 residents were in attendance.

**Secretary's Report**—Motion to approve May 14, 2025 Golf East POA meeting minutes; minutes approved.

**Treasurer's Report**—See enclosed report.

--Ron Moeller: question on legal fees; none spent. Road and Drainage: budget plan. Plan for expenditures; additional questions addressed in new business.

### CTA Director's Report:

The best source for news of what's going on with Carolina Trace is to read the CTA News that the CTA Secretary, Sharon Sheldon, sends out as an email every month. It's a very readable summary update of CTA issues as addressed by the CTA Board and also includes lots of information of interest to POA residents. This information is also available at the CTA Website ([carolinatrace.org](http://carolinatrace.org)) under "News" in right hand column.

Please note that there is always a need for volunteers to help with various projects on committees like Trace Roads and Maintenance (TRAM), Trace Lake and Dam (TLDC), Safety and Security, among others and your help is much appreciated.

A few items of note...

At the most recent (August) CTA meeting there was a lot of discussion about the hydrilla growth in Lake Trace which has gotten out of control this summer. It evidently wasn't treated properly due to a lack of direction by the Country Club which contracts with a company named Solitude to do the treatment. Another treatment will be applied at the end of August but unfortunately most of the summer has had the lake overrun with hydrilla.

CTA volunteers are working with an internet provider known as TING to provide an alternative reliable/economical high speed internet fiber optic for Carolina Trace. More on this later.

The 2026 CTA budget (including 3 year forecast) is set for final approval at the September CTA meeting. CTA Finances had their first ever independent audit recently and passed

with flying colors. The CTA Treasurer and a team of volunteers have worked hard the past year to get the books in order for this to happen.

CTA volunteers have been working hard to keep the automated gates in good working order as CTA has still not been able to locate a reliable vendor to maintain them. The search continues by Safety and Security staff.

- Rolf Grandstaff

## **Committee Reports:**

### **Architectural Committee (AC)**

Summary

Issues: 1 reported, 1 closed

CCR violations: None

General inquiries and lot improvements: 4

Issues

Open - 08/02/25

- 1909 Wedgewood Dr.
  - o A complaint was recorded on August 2 regarding the method used to remove trees approved by the AC at 1908 Wedgewood Dr. The neighbor complaint about how hard the trees felt that made their house shake and possibly affected plumbing in the house.

Closed 08/04/25

- AC advised 1909 to document any issues with a qualified professional in case it's needed in the future, but AC has no authority to oversee the methods used during tree removal, only to supervise safe execution.

General

- 1) 1900 broke ground in July 2025 and currently working on foundation. No issues recorded.
- 2) 1909 requested approval to remove about 15 trees that have been sick or were too close to the house. After site visit, AC approved the removal of the tree.
- 3) 1926 Captains Point working on landscaping project in their back yard that included removal of some dead trees. AC approved the plan on July 8th.

4) 1949 Duffers Lane requested approval to extend their back deck and add exterior accent lighting. After site visit, approval was granted on July 8th.

Question: question about cutting trees and being neighborly

### **Beautification**

After enjoying several changes of seasons, we are currently decorated for summer. Thanks to volunteers Steve Pierson and Rick Edgington for their assistance. Also, some hand weeding was accomplished.

We will be changing to Fall decorations in Sept. All volunteers are welcome. I will send out a follow-up email when we have tentative dates.

Thanks,

Lisa Edgington, committee chair

(619)861-8985

Lisaedgington920@gmail.com

### **Communication/Website**

The Communications Committee (Comm Comm) has continued its duties to:

- monitor the primary Golf East email address, handling incoming mail as appropriate
- forward emails to residents of Golf East as requested by members of the Board, by Golf East Committees, and by Carolina Trace (CTA)
- maintain a current contact list for the properties in Golf East
- maintain the Golf East website [www.golfeast.org](http://www.golfeast.org)
- maintain the security of the Google Drive where Golf East digital data are stored

Email is the primary method of communication for the timely delivery of information of interest to the Golf East community. There are 7 Golf East properties for which we have no email address. In July, the Communications Committee prepared a letter requesting that an email address be provided, and contacted property owners as follows:

- Direct handoff to a resident: 2
- Letter deposited in mail-post slot: 4 (all were picked up)
- USPS 'snail mail': 3 (of these, 2 also received the letter in their mail slot)

We have not received replies from any of these owners.

If you haven't received any emails from [golfeastpoa@gmail.com](mailto:golfeastpoa@gmail.com) recently, we don't have your current contact information! Send an email to [golfeastpoa@gmail.com](mailto:golfeastpoa@gmail.com), or use the online contact form that is available from the Golf East website to keep your contact information current. Please know that you can request that your email and/or phone numbers only be shared with the POA Board and Committee Heads.

Board members and Committee Heads, please contact us at [golfeastpoa@gmail.com](mailto:golfeastpoa@gmail.com) if you need assistance with IDs or with access to the Google Drive.

If you have any suggestions for the website or questions or concerns about our community, send an email to [golfeastpoa@gmail.com](mailto:golfeastpoa@gmail.com). NOTE that the POA's Facebook page, maintained by the Social Committee, is another good source of community information. Look for the 'Golf East POA of Carolina Trace' Facebook Group.

### **Facilities/Roads & Drainage (Rick Edgington)**

- In June, the drainage ditch in front of 1968 Wedgewood Dr. was cleared of years of debris buildup and was deepened.
- In June, conferred with Mike from RMR regarding the drainage plans for lot 1900 -
- In June, obtained a quote from Wanda Branch regarding removal of 2 large pine trees from Captains Point (\$3,000). Additionally, there is a quote for removal of a large pine tree from Putters Circle (\$1400); estimate included the no-charge removal of a medium-sized maple tree. After discussion with Sherrie Ivey, GE President, this action is deferred until Fall.
- In June, I discussed with Steve Glaser the road resurfacing quotes that had been obtained by previous POA administrations. Obtained copies of those quotes from Steve and forwarded them to Sherrie Ivey.
- Late June, informed by Rolf Grandstaff that a recent downpour created an obstruction in the culvert under the driveway of 1968. This was forcing water towards the street and into the property below. Personally dug out 35 buckets of dirt to access culvert. Used extension poles to remove branches and leaves, allowing water to again flow freely through the culvert. Used blower and raked leaves to remove potential recurrence from the uphill area on 1968 property.
- The last limb and stick pick-up was scheduled for Aug. 12, 2025.

Sherrie added that we need a new survey for roads and drainage. Changes for budget will be forthcoming in October. One tree approved but other needed to wait.

### **Social**

Committee Chair, Donna Fancher (and Michelle Hardman)

Since the last meeting, there have been no additional social events.

Over the past several months an effort has been made to engage residents and encourage participation in attending/ hosting social events.

Despite these efforts, we have received no active interest or commitments from residents willing to participate in activities at this time.

As a result, I am currently not planning any events. We remain hopeful that as community engagement grows, we see renewed participation and enthusiasm for interaction with neighbors in social events.

We will continue to monitor for expressions of interest for future events.

October 25, 2025—Halloween Party by the Hardmans, 1925 Captain's Point

### **Welcoming**

The only new resident I was made aware of this period is:

Christine Tabur at 1982 Wedgewood Drive

Submitted by Marie Losquadro

### **Old Business**

- Proposed CCR Update: Dave Hardman—received feedback on CCR updates; moved vote to November

- Sherrie: sent out survey; only seven responses

- will break out vote in November line by line

- trying to figure out legally what we can enforce

### **New Business**

- President's Comments / Proposals

- Town Hall (open question and discussion)

If Residents would like to ask a question, we ask that they stand up, state their name and address before asking. We have many new residents and this is a way for everyone to get to know each other by putting a face with an address.

- Mark Stephens 1944 Wedgewood Drive; what lots haven't paid; who? Treasurer stated there are six lots that haven't paid. Three of those are owned by nonresidents. Did not disclose property lot numbers.

--Sherrie: didn't go to 3d party company for audit as recommended by a resident during the May POA meeting. Didn't go to outside because they wanted all the money. Felt like with the prior treasury situation, the board was taken advantage of. Thank you to Isaac for stepping up. Still have quickbooks due to already being paid for this year but looking at a different platform next year. Delinquent lots can't vote. Certified letters is next step; lien is next. Sticking to deadline for dues being due. Not extending deadline. Did this year due to treasury situation and transitioning but will not in the future.

1942 Wedgewood--Drisko: 55 years of public experience working in public sector.

1970 Wedgewood—Ron Moeller: (Summary) Q&A document published before meeting addressed most questions in some sense. Relationship between CCRs and AC. Protocols. Team omitted key statement from first amendment. As long as the protocols support intent of CCRs. Work needs to be done in understanding what the documents intend to do and what they do. Katrina: AC can work on improvement/changes to property. Ron: CCR talks about where you can place the fence. The what is in the protocols document. When do we put something in the CCRs and in the protocols document? Redesignation of maintenance for ditches. No enforcement is the issue.

Dave (GE VP): explained CCRs, bylaws, and AC protocols

Pablo (AC): where was the input past two years?

Sherrie: If proposed CCRs pass, then protocols can be updated. She addressed the mailbox issue.

1917 Yerger: how do you change protocol? Still has to be presented and voted on.

1960 Duffers Lane: Keaton. Has been here for 20 years. If there is no enforcement, everything is a waste. Neighborly: issue with fences; will cause dissension. Status quo is fine. Eye sore; dangerous to wildlife; dissension.

Barbara (address not given): Drains in front of people's houses are common property, and that guidance is in the NC Planned Community Act (NCPCA); however, could not cite to a specific provision. (Upon further research, no evidence could be found that this provision is in the NCPCA).

Tommy 1904 Wedgewood: Capital reserve fund maybe have a study. Feedback: they only provide estimates as well.

Dana Drisko: 1942 Wedgewood; was there a fence survey completed before residents canvassed the neighborhood for votes? No record; 50-50 split; not a 50-50 split now. Potential of penalties. Suspension of penalties. Feedback from Sherrie and Dave—will research and meet with attorney.

Sherrie: answered Drisko's question about surveys and stated that Nick (resident) went door-to-door for the fence survey last fall. The survey that the board conducted the year before was a paper survey (paper copy mailed out, and paper copy had to be returned). We do not have the results of that survey. Final results from the fall survey, however, was sent out via email (redacted copy).

Richard: 1949 Duffers; replied to Drisko's comment about canvassing the neighborhood for votes on the fence survey. Stated he went to every door for the fence survey (helped Nick). It was his intent not to sway votes but to get max participation.

Adjournment—8:25 pm

Sherrie (GE Pres)—motion to adjourn; second, Rolf (CTA Director)

Constant theme throughout the night: we're all neighbors and need to be neighborly; get to know each other; participate in socials.

**Treasurer's Report  
Golf East Property Owner's Association  
13 May – 31 Jul 2025**

**Updates since last meeting:**

- 1) 76 out of 82 assessments have been paid to date; I plan to go through 2024 assessments as well
- 2) All three CD's renewed in May. The next renewal is Oct 2025.
- 3) 2026 Annual CTA census completed and emailed to CTA Treasurer:
  - a. 77 improved lots
  - b. 5 unimproved lots
- 4) Working on 2026 Budget – goal is to have proposed budget sent to residents for review by 1 Oct

**Summary of Transactions for Main Checking Acct: 14 May – 31 Jul**

- 1) Collected \$814 in annual assessments for 2025.
- 2) Completed two payments to Bobby Branch for \$3,600.
- 3) Completed Q3 payment to Carolina Trace Association on 3 Jul for \$7,538.25
- 4) Paid \$132.22 for Utilities Expenses (Jun & Jul)
- 5) Paid Mr. Kevin Falcon \$582 for 2025 Annual Assessment overpayment

**Summary of Transactions for Contingency Acct: 13 May – 31 Jul**

- 1) Received \$245.73 in interest payments

**Summary of Transactions for Main CD: 13 May – 31 Jul**

- 1) Received \$34.58 in interest payments

**Summary of Transactions for Drainage CD: 13 May – 31 Jul**

- 1) Received \$9.56 in interest payments

**Summary of Transactions for Assessment CD: 13 May – 31 Jul**

- 1) Received \$3.37 in interest payments



**Remaining Financial Actions for CY25:**

- 2) Branch and Limb Pickup (Aug & Nov): \$4,000
- 3) Annual Deposit in Road Fund (Oct): \$15,000
- 4) Q4 CTA Assessment (Oct): \$8,000
- 5) Utility expenses (Sept – Dec): \$400

**Treasurer's Report**  
**Golf East Property Owner's Association**  
**May 14, 2025 – June 30, 2025**

**MAIN OPERATING CHECKING**

**BEGINNING BALANCE (5673): May 14, 2025**

**\$44,786.69**

**DEPOSITS**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
28 May	2025 Annual Assessment Collection	\$814
	<b>Total Deposits</b>	<b>\$814</b>

**EXPENSES**

<u>Date</u>	<u>Chk #</u>	<u>Payable To</u>	<u>Description</u>	<u>Amount</u>
16 May	975002	Bobby Branch	Branch and limb p/u	\$(1,600)
19 May	ACH	Quickbooks	Quickbooks sub.	\$(378)
9 Jun	975003	Kevin Falcon	1981 overpayment	\$(582)
11 Jun	ACH	Duke Energy	May electric	\$(36.75)
12 Jun	ACH	Carolina Water Svc	May water	\$(29.61)
13 Jun	975004	Bobby Branch	Branch and limb p/u	\$(2,000)
		<b>Total Expenses</b>		<b>\$(4,626.36)</b>

**ENDING BALANCE (5673): June 30, 2025**

**\$40,974.33**

**EXPENSES NOT CLEARED**

<u>Date</u>	<u>Chk #</u>	<u>Payable To</u>	<u>Description</u>	<u>Amount</u>
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**Treasurer's Report  
Golf East Property Owner's Association  
May 14, 2025 – June 30, 2025**

**CONTINGENCY CHECKING**

**BEGINNING BALANCE (4364): May 14, 2025** **\$37,664.38**

**INCOME**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
30 May	Interest Payment	\$82.62
30 Jun	Interest Payment	\$80.13
	<b>Total Income</b>	<b>\$162.75</b>

**ENDING BALANCE (4364): June 30, 2025** **\$37,827.13**

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**AC COMMITTEE HOLDING**

**ENDING BALANCE (2164): June 30, 2025** **\$5,000.00**

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**MAIN CD**

**BEGINNING BALANCE (5845): May 14, 2025** **\$167,167.56**

**DEPOSITS**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
16 May	Interest Payment	\$34.58
	<b>Total Income</b>	<b>\$34.58</b>

**ENDING BALANCE (5845): June 30, 2025** **\$167,202.14**

## DRAINAGE CD

BEGINNING BALANCE (5837): May 14, 2025

**\$46,219.38**

## DEPOSITS

<u>Date</u>	<u>Description</u>	<u>Amount</u>
16 May	Interest Payment	\$9.56
	Total Income	<b>\$9.56</b>

ENDING BALANCE (5837): June 30, 2025

**\$46,228.94**

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## ASSESSMENT CD

BEGINNING BALANCE (6035): May 14, 2025

**\$16,326.12**

## INCOME

<u>Date</u>	<u>Description</u>	<u>Amount</u>
16 May	Interest Payment	\$3.37
	Total Income	<b>\$3.37</b>

ENDING BALANCE (6035): June 30, 2025

**\$16,329.49**

**Treasurer's Report  
Golf East Property Owner's Association  
July 1, 2025 – July 31, 2025**

**MAIN OPERATING CHECKING**

**BEGINNING BALANCE (5673): July 1, 2025** **\$40,974.33**

**DEPOSITS**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
3 Jul	2025 Annual Assessment Collection	\$814
	<b>Total Deposits</b>	<b>\$814</b>

**EXPENSES**

<u>Date</u>	<u>Chk #</u>	<u>Payable To</u>	<u>Description</u>	<u>Amount</u>
3 Jul	ACH	CTA	Q3 CTA Assessment	\$(7,538.25)
8 Jul	ACH	Return Deposit	2025 GE Assessment	\$(814.00)
10 Jul	ACH	Duke Energy	June Electricity	\$(36.25)
14 Jul	ACH	Carolina Water Svc	June Water	\$(29.61)
		<b>Total Expenses</b>		<b>\$(8,418.11)</b>

**ENDING BALANCE (5673): July 31, 2025** **\$33,370.22**

**EXPENSES NOT CLEARED**

<u>Date</u>	<u>Chk #</u>	<u>Payable To</u>	<u>Description</u>	<u>Amount</u>
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**Treasurer's Report  
Golf East Property Owner's Association  
July 1, 2025 – July 31, 2025**

**CONTINGENCY CHECKING**

**BEGINNING BALANCE (4364): July 1, 2025** **\$37,827.13**

**INCOME**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
31 July	Interest Payment	\$82.98
	<b>Total Income</b>	<b>\$82.98</b>

**ENDING BALANCE (4364): July 31, 2025** **\$37,910.11**

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**AC COMMITTEE HOLDING**

**ENDING BALANCE (2164): July 31, 2025** **\$5,000.00**

**MAIN CD**

**ENDING BALANCE (5845): July 31, 2025** **\$167,202.14**

**DRAINAGE CD**

**ENDING BALANCE (5837): July 31, 2025** **\$46,228.94**

**ASSESSMENT CD**

**ENDING BALANCE (6035): July 31, 2025** **\$16,329.49**

Golf East Membership Standing			
1900	1921	1942	1963
1901	1922	1943	1964
1902	1923	1944	1965
1903	1924	1945	1966
1904	1925	1946	1967
1905	1926	1947	1968
1906	1927	1948	1969
1907	1928	1949	1970
1908	1929	1950	1971
1909	1930	1951	1972
1910	1931	1952	1973
1911	1932	1953	1974
1912	1933	1954	1975
1913	1934	1955	1976
1914	1935	1956	1977
1915	1936	1957	1978
1916	1937	1958	1979
1917	1938	1959	1980
1918	1939	1960	1981
1919	1940	1961	1982
1920	1941	1962	