

Golf Hammock Owners Association, Inc.  
Meeting Minutes  
March 6, 2013

**Members present:** Sandy Todd, Barb Akus, Millie Grime, John Stewart, Shirley Kuznarik, Hardric McMillon, Sandi Kelly, Tom Senior.

**Absent:** Jean Carlson.

Meeting called to order at 7 pm by President, Sandy Todd

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**Minutes, Millie Grime, 471-9979, [cnmgrime@embarqmail.com](mailto:cnmgrime@embarqmail.com)**

The minutes were approved.

**Entrance and Landscaping, Sandy Todd, [clb1919@embarqmail.com](mailto:clb1919@embarqmail.com), 385-4774**

We will be getting bids to complete the beautification of the West Entrance. Someone mentioned putting curbing around the plants. The cost of this will be investigated.

**Treasurers Report, Tom Senior, 314-0644, [tomseniorjr@aol.com](mailto:tomseniorjr@aol.com)**

The total income for February was \$9,707 which included assessments and late payment penalties of \$8,085, newsletter ads. Of \$300, clubhouse usage dues of \$1,305 (We have collected a total of \$1,575-almost the equivalent of 4 months' rent) and interest of \$17. Total expenditures were \$4, 075 which covered common grounds maintenance of \$1,904, newsletter expense of \$738, electricity of \$599, clubhouse rent and our share of utilities of \$440, assessment collection costs of \$105 and administrative costs of \$289. Consequently, the total cash (including savings) at the beginning of February was \$284,845 and increased to \$290,477 at the end of February since income exceeded expenses by \$5, 632. We have mailed out our Assessment reminder letters and have received some help from Nancy Beatty with respect to unpaid assessments from owners living in Cormorant Point. As a result, we are now down to 43 owners who still have not paid their assessment and we are continuing to work on collecting this money. Ten of the 44 also owe for a prior year or years so we have much to do in the collection business. Sometime in May, we will ask our lawyer to contact the owners who have still not paid, indicating that we will be placing a lien on their property to increase the likelihood that the Association will be paid. We have submitted our financial data to Pella and Associates who will be reviewing our 2012 profit and loss picture as well as our December 31, 2012 balance sheet, and they will be preparing a report covering 2012 as well as our tax return for the year. These should be available to us very soon.

**Common Grounds, Sandi Kelley, [sjskelley@gmail.com](mailto:sjskelley@gmail.com), 314-0395**

The installation and repair of the northern border fence line along Mills Pond were completed. In order to maintain the integrity of the fence line and its accuracy, a portion along the lot just west of Mills Pond and 15 feet into the neighboring lot had to be cleared and replaced as well. I will be proposing the purchase of "No Trespassing" signs and will post them within the next month.

Received a call regarding the light for the flag pole at the end of Waterwood has been damaged. I will address the replacement of the light.

***Architecture, Shirley Kuznarik, 382-3656, kuzfla@yahoo.com***

Approved one new hot tub.

***Lakes, John Stewart, 214-4033, johnstewa13@yahoo.com***

The lakes are in need of water but are not too bad. We have some growth on the bottom of Lake Elaine which I looked at along with Aquatic Weed Control. Aquatic Weed Control has treated the weeds that are above the water line and will treat the bottom of the lake when it warms up so the chemicals will work. Lake Marlene has been treated and is starting to look better. Mills Pond has been treated and looks good. Aquatic will treat the bottom when the temperature warms up. Over all the lakes look good considering that we need rain.

***Violations and Complaints, Barb Akus, 314-0255, akusba@centurylink.net***

I had a complaint about a homeowner parking one of their cars on the lawn. I spoke to the homeowner about it, she wasn't too cooperative so I followed it up with a letter outlining our rules against this and that they might be liable for some fines if the problem was remedied. Wrote to another homeowner about missing screens on their pool enclosure and about a large black tarp laying in their yard. I also spoke with a homeowner who was complaining about the condition of a home across from her. The home is in foreclosure and until they "get "to it there's not much we can get done.

As in the past, with cases like this, the bank usually has a department dealing with this and it seems they get to it eventually, but meanwhile we just have to put up with it or put out the money (which we won't get back) to have it done.

When calling or writing me about a complaint, PLEASE, give me the street name and house number. I can't go looking for a house with a blue car in front of it or a red front door. The more information you can give me, the quicker I can get the offenders.

Thanks for your cooperation. Please send all future complaints, or suggestions to Barbara at akusba@centurylink.net or akusbarb@gmail.com call 314-0255.

Clubhouse, Barb Akus, Clubhouse Co-Coordinator, 314-0255

At this point, we've had over 45 women join for the year. Mah Jongg, which is played every Tuesday and Friday morning, has the majority of "Members". We also have a Bridge group playing weekly. Remember Mah Jongg is open to everyone and lessons are given in the summer and in the winter after Christmas for people who want to learn the game. Drop in on a Tuesday or Friday morning and observe the players. Starting this Wednesday, March 6 one of our local knitting groups will be meeting on Wed. from 2-4 PM. This is open to anyone who would like to bring their knitting and join the ladies. Any other group that would like to gather at the Clubhouse, please check with me and we will try to accommodate you. If anyone knows of someone who would like to lead an exercise class, please get in touch with me and we'll try to get something going. We also have our first small party booked, bringing the "donation" so far to approximately \$1,650 for this year. We have gotten an anonymous donation for beautifying the

clubhouse. We hope to get some curtains and some pictures to make it a more appealing place. We are also looking for more tables about the size of the ones Jason lent us, which are a few inches bigger than a card table. Call me if you know where we can get some. We will be looking into restaurant supply places.

***Secretary, Millie Grime, 471-99979, cnmgrime@embarqmail.com***

Ruthie O'Neill's father passed away and she was unable to get the website up and running before going north for the funeral. She has assured me that she will have it ready shortly.

***Data Base/Directory, Jean Carlton, 502-727-6911, jnjcarlton@comcast.net***

No report.

***Roads, Hardric McMillon, hrmmillon@embarqmail.com, 382-9579***

Tom Senior and myself replaced a downed speed table sign.

Installed the new bulletin board sign outside the clubhouse.

Remember:

1. Progress Energy will install a street light in front of your for a monthly fee.
2. Report street light outages to Progress Energy by calling 1-800-228-8485.

***Visitations, Elyn Scholl-Losse 385-6294 mizles226@yahoo.com and Trish Broksch 471-3737, tbroksch@embarqmail.com***

There were two visitations this month.

***Neighborhood Watch Russ Danser 401-7288 phoenenu@aol.com***

Russ noted that a panther has been spotted in the community. A resident's cat is missing.

### **Old Business**

Clubhouse Guidelines

### **New Business**

Barb Akus, Clubhouse Co-coordinator, proposed the following:

Proposed usage of "The Clubhouse:"

Primary usage of GHOA clubhouse: Storage facility for our records and notice posting.

Secondary usage: Meeting place for other GH Associations such as the monthly meetings of the Cormorant Point

Association and the annual meeting of the Golf Patio Association.

Social usage: For groups such as Mah Jongg, Bridge, Knitting groups and other social groups that request to use the Clubhouse. Social groups must be residents of Golf Hammock and have a Social Membership card which is available for the year for the dues of \$30.00. We have a few non-residents that have been playing Bridge or Mah Jongg for years and we will grandfather them in and their dues will be \$45.00.

The Clubhouse will be available for small parties (up to 50) held by a Golf Hammock resident. The fee will be \$75 for the room and you will be expected to clean up after the party. We will take a \$50 deposit to insure the room is left the way you found it. The person giving the party must be covered by their own homeowner's insurance policy. Alcohol is not allowed unless the insured homeowner (host) gets a rider on their insurance allowing them to serve alcohol for the event.

We will put a calendar in the Clubhouse with dates of use and availability.

Tom Senior made a motion that the proposal be accepted. Sandi Kelley seconded. Passed unanimously.

Sandi Kelly reported that instead of sodding the common grounds in Cormorant Point, she will be putting in grass seed.

Sandy Todd reported that the Board is still working on the pamphlet that is passed out to new residents that contains a simplified version of the By-Laws and Covenants. A resident suggested that the title of the pamphlet be called Guidelines to the By-Laws and Covenants of GH since the wording is not exactly what is in the By-Laws and Covenants.

Repairing Roads—Hardric McMillon and Tom Senior will be going out on Saturday to look at the roads and assessing ones that need repair. Anyone is welcome to accompany them.

**Neighbors attending:** Jeri Slaybaugh, Lesa Morey, Valerie Brown, Eugene Musselman, Joyce Rowe, Phyllis Hargrave, Sandra and Bob Turner, Ken Gardener, Fred Heyeck, Robert and Deanna Lewis, Victor Divietro, Jim Cookman, Russ Danser, Barbara Norling, Judy Trier, Gary Roberts, Trish Broksch, Ellyn Scholl-Losse, Robert and Joanne Matovich, Charlie Walther, Shirley Enochs, Nancy Senior.

**Comments:**

A resident who had attended the workshop brought up the concern about placing signs on the roads designating that the roads should be shared by walkers, bikers, and cars. She referred to statute 316.130 that states that pedestrians must walk facing traffic and yield to cars. Her point was that no signs were needed. The Board is looking into the matter. New fencing has been placed behind Mills Pond which should be kept weed free through spraying. The cost of spraying quarterly is being looked into.

A resident presented the Board with a petition stating that the banks of Lake Marlene should not be sprayed.

Meeting adjourned at 7:55 pm

**Millie Grime, Secretary**

Workshop, Tuesday, March 5, 4:00 P.M. Clubhouse

General Meeting, Wednesday, March 6, 7:00 P.M. Clubhouse