

Golf Hammock Owners Association
Meeting Minutes
May 1, 2013

Members present: Sandy Todd, Barb Akus, Millie Grime, Judy Trier, Shirley Kuznarik, Sandi Kelley, Jean Carlton

Absent: Tom Senior, Hardric McMillon

Meeting called to order at 7:00 P.M. by President, Sandy Todd

Minutes, Millie Grime, 471-9979, cnmgrime@yahoo.com

The minutes were approved as corrected.

Entrance and Landscaping, Sandy Todd, clb1919@embarqmail.com, 385-4774

Cutting Edge won the bid for the completion of Phase 2 of the renovation project at the West Entrance. The removal of the wax myrtle trees will cost \$2,200.00, planting 200 dwarf viburnums \$2,800.00, and mulching at \$720.00. Charles Lindsay will run irrigation along Lost Ball Drive from the new pump installed last year (\$1,664.00) At the same time, the overhanging Oak Trees will be trimmed for \$600.00. The entire project will total \$5,884.00.

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Treasurers Report, Tom Senior, 314-0644, tomseniorjr@aol.com

The total income for April was \$2,121.00 which included assessments and late payment penalties of \$1,901.00, clubhouse usage dues of \$200.00 (We have collected a total of \$1,985.00) and interest of \$20.00.

Total expenditures were \$2, 951.00 which covered common grounds maintenance of \$1,827.00, newsletter expense of \$314.00, electricity of \$558.00, clubhouse rent and our share of

utilities of \$445.00, clubhouse supplies of \$170.00, website related costs of \$564.00 and administrative costs of \$72.00

Consequently, the total cash (including savings) at the beginning of April was \$281,033.00 and decreased to \$279,203 at the end of April since expenses exceeded income by \$1,830.00.

We continue to work on collecting 2013 assessments and fines and are now down to 20 owners who are not current on their assessments. As noted last month and the month before, we will soon ask our lawyer to contact the owners who have still not paid indicating that we will be placing a lien on their property.

Common Grounds, Sandi Kelley, sjskelley@gmail.com, 314-0395

Inspected the common ground area at the banks of Lake Marlene in Cormorant Point. The west bank is showing serious erosion. Spoke with Donny of Excavation Point regarding the work they did placing the white rock on the east bank of Lake Marlene. The cost would be the same as it was for the east side which is \$2845.00. I asked him to also come and inspect the culvert on the west side of the lake that runs under the road because it had some signs of severe degradation and erosion under it. I did not want to place rock on the west bank of Lake Marlene only to have it torn up if the culvert needed to be replaced in the near future. Donny from EP said the culvert looked bad and I referred the information he gave me to Hardric McMillon, who is in charge of roads.

Prior to the fire I took a ride through the undeveloped area to the north of Golf Hammock to evaluate the fence line. (Thank you, Matt.) After the fire, my husband, Herb, and I walked 90% of the fence line to assess the damage from the fire. There are six lots with fences seriously affected by the fire with approximately 660 linear feet of fence that needs to be replaced or repaired. Coincidentally, this is the same amount that was replaced behind Mills Pond. I contacted Griffin Fence, who installed the fence behind Mills Pond. They could only give me a per hour rate on this section of fence because it involves tearing out the old and disposing of it along with the installation of new fencing. Their bid was \$65.00 per hour. There isn't any plant growth that needs to be removed so I cannot see the project taking more than 3 to 4 days, 5 days at the most. $\$65 \text{ per hour} \times 8 \text{ hours} = \520 per day . $\$520 \text{ per day} \times 5 \text{ days} = \2600.00 . Compare to previous fence work done behind Mills Pond at $\$3650.00 / \$65 \text{ per hour} = 56 \text{ hours}$. $56 \text{ hours} / 8 \text{ hours} = 7 \text{ days}$. I can't see it taking 7 days but if it did it would be the same price as the previous 660 ft. Griffin Fence plans on starting on the repairs tomorrow, May 2nd.

I received a complaint call about the gate at the northwest corner of the fence line being open and used by non-residents and all-terrain vehicles. There is a utility easement along the west of Golf Hammock and an access gate at the corner for Progress Energy's ability to maintain their power lines. I spoke with the resident whose property the gate is on. He will gladly lock and manage the gate.

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

Approved (5 fences, 1 swimming pool with caged enclosure, 1 wrought iron security entry way, 1 paint color change).

Lakes, Barb Akus, akusba@centurylink.net, 314-0255

I got a call from residents on Lake Clara that a bloom was starting. I called Aquatic Weed Control and met with their tech, Alberto, to look at the problem. Apparently most of the lakes have been treated with Sonar, which cuts off light to the plants and starves them. When the plants start dying off, they will float to the top and decompose (this is what was happening on Lake Clara). Most of the lakes and ponds have been treated this way, it takes about 3 months for this process to be complete. So it isn't a bloom on the lakes but the death of algae, bog moss and other "bad plants" in our lakes.

We spoke about Lake Marlene in Cormorant Point that some of the residents don't want spraying on the banks, he is trying to spray from both ends but that will not take care of weeds growing on the bank and into the water. Last month, he put a boat in to do the spraying, but this is costly and repeated applications in this manner will be more costly to us. His fear is, without proper spraying we can lose the lake and then it will be a real problem and expense to bring it back to normal again.

Lake Judy in Cormorant Point had a fish kill on Thursday 4/25. I called Mr. Hipt of Aquatic Weed Control and he said it was due to a "pond turnover". This isn't the first time this has happened on this pond. I have an article explaining what a pond turnover is and will be glad to share it with any interested parties. A very condensed version is that with hot weather, surface water becomes less dense as it absorbs heat and floats over a cooler more dense layer of water. This layer prevents the oxygen produced in the warmer layer from mixing with the lower cooler layer. Since these two layers may not mix for weeks at a time, oxygen is eliminated near the bottom of these ponds, thus causing the fish kill. Aeration helps to some point, but the fountain type of aeration is less efficient than an air diffuser that rests on the bottom of the lake or one that is on top and shoots aerated water down into the pond.

Clubhouse Co-ordinator, Barb Akus, akusba@centurylink.net, 314-0255

The library is building and some residents have taken advantage of this. I hope more people donate books and more residents check some out.

Activities are the same. We got a couple more new "Clubhouse members".

Violations and Complaints, Judy Trier, jrtrier@gmail.com

I have received several complaints for the month of April. Each complaint was handled with a letter.

All complaints were of the usual variety:

Outside landscaping work on Sunday **1**
Uncompleted work on front exterior **1**
Boat in driveway **1**
RV parked in driveway **1**
Trailer and auto in yard **1**
Wood stacked on driveway **1**
Items stacked and vehicles parked by back garage **1**
Sprinkles spraying road and getting cars wet **1**
Lawns needing sod **8**

I have gone by each complaint address and found most people are now compliant to our covenants or have given a schedule when they would be completed. One homeowner will be working correcting the front of her exterior as soon as possible. I did find one home that still had not moved the boat in the driveway and will be sending out a second letter.

Golf Hammock used to be known for its pristine lawns and landscaping. Now that our grass growing season is here, it has become very apparent that several homes in our community need to be totally sodded or have large areas that need new sod. Letters have gone out to 8 residents and more will be sent in the coming months.

When calling or writing about a complaint, please give me the street name and house number. The more information you can give me, the quicker I can get to the offenders.

Thank you for your cooperation.

Please send all future complaints or suggestions to Judy Trier at jrtrier@gmail.com or call 260-242-0612.

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

In September, the newsletter will be on the website. Those who don't have a computer or do NOT wish to read the newsletter online, should contact me about getting a hard copy.

Millie proposed that a standardized cost plan be put in place for the newsletter as follows:

1 side b/w - \$100
2 sided b/w-\$250
1 sided full color \$300
2 sided full color-\$350
1 side color/1 side b/w- \$350

Barb Akus moved that this proposal be accepted. Jean Carlton seconded. Passed unanimously.

Ruthie O'Neill is currently working on a classified ad space for residents to sell items on our web page.

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

Nothing new to report.

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

I sent four letters requesting bids to do the paving. I received two bids.

1. Excavation Point submitted the lowest bid; therefore, I recommend that they be contracted to pave the following roads: Fairway Rd., Fairway Lane, Fairway circle, Bogey Blvd., Waterwood and Summertree (from Waterwood to Golf Haven).

The West Entrance will be widened 12" on both sides; On Golf hammock Dr. and Mulligan, some edges that have eroded will be built up.

Barb Akus moved that Hardric's proposal be accepted. Shirley Kuznarik seconded. Passed unanimously.

2. The Culvert on Sugarpine is in disrepair. The galvanized pipe has rusted out and there is some erosion underneath. Several people have looked at it including Excavation Point. It is the consensus that we repair it. I propose that we contract with Excavation Point to repair.

The lights are in.

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

There were four visitations this month.

Neighborhood Watch Russ Danser 382-9957 phoenenu@aol.com

Reminders:

1. Keep garage and golf doors closed especially if you are not at home.
2. Keep bushes low around your home.
3. Turn on outside lights at night. A LIGHTED AREA IS A GREAT DETERRENT TO CRIME.
4. Keep an eye on your neighbor's property and ask them to keep an eye on yours.

Old Business

West Entrance—See report under Board members reports.

Bid Proposals for Paving Roads—See Hardric McMillon—Roads/Signs/ Lights under Board Member Reports.

New Business

Northern Fence Line Fire Repairs—Barb Akus moved that we accept Sandi Kelley's proposal to fix the northern fence line at a cost of not more than \$6500 as referenced in her report. Millie Grime seconded. Passed unanimously.

Share the Roads Signs—Sandi Kelley has made an exhaustive search on this idea and consulted with the Board's lawyer. She reported that the lawyer, Mark Breed, has recommended that the signs not be put up because of the liability. Golf carts do not have the right of way.

Lake Marlene Bank Erosion—Sandi Kelley and Hardric McMillon have both studied the problem and have talked over possible fixes with Donny of Excavation Point. Both recommend that the culvert should be removed and replaced along with a concrete driveway that will be affected. The cost of replacing the culvert and fixing the driveway will be \$5,475.00. Rock will be placed along the bank to help stop erosion \$2,845.00. Judy Trier moved that the Board accept Sandi and Hardric's recommendations. Barb Akus seconded. Passed unanimously.

Neighbors Attending: Jo Adamson, Gene and Betty Clarke, Fred Heyeck, Barbara Norling, Ellyn Scholl-Losse, Trish Broksch, Bob and Deanna Lewis, J.P. Fane.

A resident who lives along the northern fence line complained about the weapons being fired behind her home. She is going to the county board to complain and urged all who hear the shootings to go with her.

Another neighbor advised the Board that the fire department number is not in the directory.

Another resident stated that the fire department truck lost water going over the speed tables and that water pressure was lowered when residents not along the primary fire line turned on their sprinklers.

Someone asked why the clubhouse was being used for things other than just meetings. (According to the proposal voted on at the annual meeting, the secondary purpose of renting the clubhouse was to provide for activities that would be of interest to the community.) The person also wanted to know why there is a car parked in the no parking zone by the clubhouse. (Jason Laman, owner gave his permission for the car to be there).

Sandi Kelley read a statement whereby she resigned from the Board.

Judy Trier made a motion for the meeting to be adjourned.

Seconded by Millie Grime. Passed unanimously.

Meeting adjourned at 8:15 P.M.

Millie Grime, Secretary

Workshop, Tuesday, June 4, 4:00 P.M. Clubhouse (maybe be cancelled)

General Meeting, Wednesday, June 5, 7:00 P.M. Clubhouse(may be cancelled)