

GOLF HAMMOCK HOMEOWNERS' ASSOCIATION
Meeting Minutes
November 5, 2013

Members present: Sandy Todd, Barb Akus, Millie Grime, Judy Trier, Hardric McMillon, John McAngus, Tom Senior, Shirley Kuznarik

Absent: Jean Carlton

Meeting called to order at 7:00 PM by President, Sandy Todd

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

The minutes were approved.

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

A top dressing of mulch was put on the flower beds at the front entrance. Every undeveloped lot owner except one has mowed their lot.

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

The total income for October was \$952 which included assessments of \$1, advertising income of \$940 and interest of \$11. Total expenditures were \$8,771 which covered common grounds maintenance of \$5,557 of which \$2,600 was attributable to the complete mulching of all of our entrance ways' common grounds, electricity of \$666, clubhouse rent and our share of utilities of \$468, legal of \$27, website changes and maintenance of \$200, newsletter mailings of \$1,356 and administrative costs of \$497. Consequently, the total cash (including savings) at the beginning of October was \$153,635 and decreased to \$145,816 at the end of October since expenses exceeded income by \$7,819.

Common Grounds, John McAngus, 440-935-4708, johnmcangus@yahoo.com

On October 2, 2013, Sandy Todd informed me about a possible drainage ditch problem located on Lot 243. I went to this lot a few days later with Russ Danser and spoke with the homeowner about the problem. A large tree was blocking ditch drainage. Removal of the tree was necessary to correct the drained run-off to the lake. I called Sandy Todd and explained to her what was needed. She told me to contact Cutting Edge to get a bid on the job. Richard from Cutting Edge went to the site, looked at the problem, and gave me a price of \$550.00. I called Sandy with the amount of his bid and she told me to go ahead and have them remove the tree. The job was completed on Oct. 16, 2013.

On October 26, 2013, I received a call from a Cormorant Point homeowner, who resides on Waterwood Dr. The owner's concern was about trees and brush at the edge of the island on Cormorant Pond. I went to his house to take a look at his concerns. The area he is talking about is across from his property, a small island. I spoke with him and advised him that I would speak to the Board at the next meeting about his concerns over this area, although I did not think it would be maintained by the GHOA.

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

- Solar Heating System for an existing swimming pool
- Add fence to enclose new propane tank
- Fence

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

Aquatic Weed Control was out here two extra times last month to get the Bladderwort under control. Our tech, Alberto, sprayed Lake Elaine by boat on Oct 1 and I called on Oct. 16 to tell them that it was still around and in fact, some of it was starting to bloom. I had also noticed a start of it in Lake Helen. Alberto came out the next day and sprayed both lakes for Bladderwort.

It seems to have worked this time as it is finally disappearing. These treatments were in addition to our regular lake maintenance. I just want to say how great Aquatic Weed Control was, not only doing the additional sprayings but they also removed all the dead weed we had thrown out of the lake (and this was a huge pile) and cleaned up anything that remained in the weir. The lakes are all looking great and I hope we can get occasional rains to help keep the levels up.

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

Remember the meeting Russ Danser is having for anyone interested in participating in the Neighborhood Watch program, November 19 at 6:30 PM.

Tai Chi is available twice a week; call Sue Beson, 385-9678 for more information.

For information about Mah Jongg, call Millie Grime at 471-9979.

We will be decorating the Clubhouse for the holidays. Two Mah Jongg ladies have donated a tree, but if you have any extra decorations, please drop them off at the clubhouse.

Violations and Complaints, Judy Trier, 260-242-0612, jrtrier@gmail.com

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

All complaints were of the usual variety:

- Barking Dog **3**
- Problems with tree cutters **1**
- Early morning yard work **1**

When calling or writing me 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 offender. Thank you all 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, 471-9979, cnmgrime@embarqmail.com

Ruthie O'Neill, our webmaster, emailed to say that she is redesigning the website and is 90% finished. The new look should be ready soon.

Artistic Frames and Images has completed the two signs for the West Entrance. The sign post should be in soon and Hardric has agreed to have his crew place it in a strategic location. They will also see that the Ballot Box and the box for extra newsletters will be anchored on the Clubhouse doors.

Several more people have called or emailed to say they want a hard copy of the newsletter.

Proxy ballots will be sent out after Christmas. We have three people running for the Board positions: Sandy Todd, Hardric McMillon, Shirley Kuznarik.

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

Sandy Todd for Jean Carlton said that new directory is still a work in progress. Jean will meet with Cindy Bowser and others on November 7 to finalize information before the directory goes to press. It should be ready before the end of the year.

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

Activities for October:

1. Excavation Point Inc. completed the repairs in Cormorant Point.
2. Replaced a bent sign post at the West Entrance. Thanks to Curt Passafume for his assistance.
3. Reported two light outages to Duke Energy.

Remember:

1. **Duke Energy will install a street light in front of your home for a monthly fee.**
2. **Report street light outages to Duke 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

There will be a Neighborhood Watch meeting for interested residents on Thursday, November 14 at 6:30 PM.

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 DETERENT TO CRIME.**
4. Keep an eye on your neighbor's property and ask them to keep an eye on yours.

Old Business

Jean Carlton continues to work on the new directory. It should be ready before the end of the year.

A Neighborhood Watch meeting will be held on Thursday, November 19 at 6:30 PM at the Clubhouse.

Barb Akus reported that she is investigating insurance coverage for non-residents who use the Clubhouse. Residents may rent the clubhouse for parties, but must have a rider on their insurance if they serve liquor.

Hardric McMillon moved that the Annual Meeting be held on Saturday, January 25, 2014, 2:00 PM at the Christian Church (located next to the West Entrance). Seconded by Tom Senior. Passed unanimously.

New Business

Tom Senior discussed the bulk mail permit renewal. He received a new bulk permit bill for \$200 from the Post Office to have the GHOA newsletter sent out. However, since it requires a minimum of 300 pieces of mail to be sent to be considered bulk and GHOA now only has just over 100 hard copies sent, there is no need for the bulk mail permit. He suggested that the Board not renew the bulk mail permit. Barb Akus moved that the Board not renew the bulk mail permit. Hardric McMillon seconded. Passed unanimously.

Tom discussed the budget for 2014. Since there were no questions, Barb Akus moved that the budget be approved for 2014. Seconded by Shirley Kuznarik. Passed unanimously.

Tom then suggested that the annual assessment of \$150 be maintained for the year 2014. Tom moved that we maintain the assessment of \$150 for the year 2014. Seconded by Shirley Kuznarik. Passed unanimously.

Lot 43 is non-compliant with the GHOA By-Laws about cutting undeveloped lots a certain number of times a year. The Board will have the lot mowed and send the bill to the owner.

The Visitation Committee needs more GH license plates. It received permission to order more for new residents.

Neighbors Attendance:

Neighbors attending: Wendy Hardy, Fred Edwards, Wray Walker, Doug Kilner, Fred and Nora Norton, Gene and Betty Clarke, Joyce Rowe, Jim and Rose Cookman.

Neighbors Comments:

Judy Trier read a letter from a resident complaining about how Halloween is celebrated in GH. The writer spoke about the number of trick –or– treaters, the dangers of people walking in the road, and the cost of candy. Residents in the audience spoke about the length of time children spend going around the development and how it should be shortened and golf carts without lights. It was suggested that a survey be sent with the proxies in December to see if the Board can get a feel for what residents want them to do about the Halloween problem.

Judy Trier, Garage Sale Chair, also reminded residents about the garage sale at the Christian Church on Saturday, January 18, 9-2. A 10 x 10 space costs \$10.00. Residents can go together and rent a space. Please contact Judy if you would like to participate.

A CP resident spoke about the friendliness of his next door neighbor, Rosemary, who was very welcoming when he moved to GH six months ago. He is very concerned about the speeding on Par Road as drivers approach the CP entrance. He asked if something can't be done about this as many drivers are treating Par as a race track. The Board will look into ways to curb the speeding problem.

Other residents who live in the back of GH complained about the loud music that is played on the other side of Mills Pond. The only recourse seems to be to call the police and hope they do something about the noise.

Meeting adjourned at 7:40 PM.

Millie Grime, Secretary

Workshop, Tuesday, Dec 4 at 4 pm, Clubhouse

General Meeting, Wednesday, Dec 5 at 7 pm, Clubhouse

WEBSITE ADDRESS: WWW.GHOAONLINE.COM