

CAROLINA TRACE ASSOCIATION

www.carolinatrace.org

Minutes of CTA Board of Directors Meeting – September 5, 2023
Hybrid Meeting – Zoom and at Carolina Trace Country Club

DIRECTORS or ALTERNATES (# of voting lots)

Eagles Nest (62)	Jennifer Williams	Highland Woods (44)	absent	South Landing (138)	Joe Zanga
Golf East (82)	David Hardman	Lakewood (47)	Nate Mahaney (alt)	Southwind (154)	Rachel Butcher
Golf North (137)	Holly Routh (alt)	Laurel Thicket (246)	Dottie Gilbert (via Zoom)	Stonegate (44)	Joe Dunne (alt)
Golf West (45)	Debbie Betts	Mallard Cove (194)	Greg Burke	Village at Trace (36)	Tom Boerger
Harbor Creek (154)	absent	North Shore (311)	Bill Glance	Woodfield (70)	Elaine Bednarcik
Hidden Lake (236)	Ken Harden	Sedgemoor (168)	absent	Woodmere/Trentwood (230)	Steve Wisniski (alt)

OFFICERS

President and Chair of the Executive Committee	Kate Woods
Vice President and Chair of the Security and Safety Committee	Burton Witaschek
Treasurer and Chair of the Finance Committee Assistant Treasurer	Dave Thomas
Secretary	Sharon Sheldon (via Zoom)

COMMITTEE CHAIRS, GUESTS

Jeff Sheldon (guest, NSPOA)	Vince Roy (Utilities)	Ernie Violon (guest, NSPOA)
Paul Zizzo (guest, HLPOA)	Chris Meyers (CTVFD)	Fern Jeremiah (guest, GWPOA)

Total Attendance: 25 (Quorum = 2/3 directors (i.e., 12 POAs), and any affirmative vote must represent 51% of all POA lots as per the 2022 census)

CALL TO ORDER - Having noted the presence of a quorum, Kate Woods, CTA President, called the meeting to order at 7:04 p.m.

APPROVAL OF MINUTES – The minutes of the August 1, 2023, meeting were approved as submitted by a majority of Directors present.

PRESENTATION – Debbie Betts (GWPOA), coordinator of CT’s Adopt-a-Highway program, presented the Board with a 30-year participation star, awarded by the NC DOT.

GROUPS

CTCC – Kate Woods, Director, F&B

- Two tournaments that are being held at CTCC are being offered to all residents of CT. Details will follow, but the tournaments are being hosted by the NC National Guard Association and the Special Forces Charitable Trust.

UTILITY REPORT – Vince Roy, written report

- CWS had issues with those paying by personal check; dunning notices were sent but the issue has been corrected and appropriate apologies made.
- CT was represented by Vince at the recent public hearing (which was limited to 20 total from CWS customers)
- AARP newsletter reported on the rising cost of water; some communities are worse off than CT. (Secretary’s note – here’s the link: <https://www.aarp.org/money/budgeting-saving/info-2023/why-your-water-bill-keeps-rising.html>)

CT FIRE DEPARTMENT - Chief Chris Meyers, written report

- Questions for the Chief can be sent to the secretary

PRESIDENT’S REMARKS - Kate Woods, written report

- The treasurer resigned as of August 2 in anticipation of her move out of CT; the current candidate has had some setbacks and cannot volunteer until 2024. This means we need an interim treasurer from now through the end of 2023. Please forward the names of candidates to Kate ASAP. Volunteers need to step up. [**Editor’s note:** By email ballot, the Board approved the appointment of as Mallard Cove resident Larry Stiegler as CTA Treasurer serve the remaining term through the end of 2024.]

FINANCIAL REPORT – no report

MOTIONS ON DRAFT 2024 BUDGET (v.2)

- Motion No. 1 – by Hidden Lake, to delete proposed budget item for automated visitor pass system. Motion did not pass. (See Voting Sheet on Motion #1)
- Motion No. 2 – By Hidden Lake, to delete proposed budget item for Lake Trace Maintenance. Motion did not pass (See Voting Sheet on Motion #2)
- Motion No. 3 – By Hidden Lake, to delete proposed budget item or general contractor labor. Motion did not pass (See Voting Sheet on Motion #3)

- Motion No. 4 – By Hidden Lake, was retracted by Hidden Lake, therefore no vote taken (See Voting Sheet on Motion #4 for details)
- Motion No. 5 – by Hidden Lake, to have the Budget Committee reduce proposed capital expenditures so there is no increase in assessments. Motion did not pass (See Voting Sheet on Motion #5)
- Motion No. 6 – by North Shore, as amended at the meeting, to limit use of proposed Budget Line 29 to parking pads only. Motion did not pass (See Voting Sheet on Motion #6)

With none of the motions to amend receiving requisite votes, a motion was made to approve the draft budget as-is and send it to the POAs for final vote at the Board’s October meeting. This motion passed.

SECRETARY - Sharon Sheldon, written report; nothing to add.

COMMITTEE REPORTS

- SECURITY & SAFETY (S&S) – Burt Witaschek, no report
- TRACEWAY ROADS AND MAINTENANCE (TRAM) – written report
- TRACE LAKE AND DAM COMMITTEE (TLDC)- Kate Woods, Chair, written report
 - TLDC requested Board approval to send a letter to Escalante Golf asking for an official from Escalante to make a presentation to the Board on the status of dam repairs. The motion passed by a vote of 12 POAs approving and one POA abstaining (Lakewood).

OLD BUSINESS

- None

NEW BUSINESS

- None

CALENDAR

- **Next CTA Meeting** – Oct 3 via Zoom

ADJOURNMENT – Following a motion by Bill Glance (NSPOA) and seconded by Charles Wick (LWPOA), the meeting was adjourned by the President at 9:07 p.m.

Respectfully submitted,

Sharon Sheldon, Secretary (via Zoom)
Carolina Trace Association

Jeff Sheldon, Scribe (CTCC location)

REPORTS AND OTHER ATTACHMENTS

- Utilities Report (August 2023)
- CTVFD
- President’s Remarks
- Motions from HL, North Shore for 2024 budget

- 2024 budget v1
- Voting Sheets on Motions 1 through 6 regarding the draft budget
- Communications Report
- TLDC Report, Memo from Escalante Golf; Letter from TLDC to Escalante Golf

Utilities Report – September 2023
Vince Roy

Background Data: CWSNC & CERIG own CWSNC and they Have filed with NCUC to allow a merger with a strong financial company.

We all received a notification of this merger and the NCUC scheduled a “Public Hearing” for July 20 at which ONLY 20 NC CWSNC customers would be allow to participate prior to the request going to the NCUC Board.

I, Vince, completed all the necessary paperwork to be allows to attend this very special “Public Hearing”.

I was selected as one of the 20 in the state of NC to be allowed to question this merger. (FYI: Some mergers can be very detrimental to the customer/consumers.)

The Public Staff has filed a complaint with 37 challenges to the merger. I support the Public Staff.

At any rate I show up and make my presentation to the Commissioners and give my 3 minute allowed argument which takes me about 9 minutes.

As is turned out only TWO other persons from NC filed to attend this Public Hearing While I discussed the Merger, the other two complained about the cost of water / sewer rates.

There have been hundreds of pages of minutes regarding this merger.

Bottom Line:

As the “OfficialRep.” of Carolina Trace at these hearings I have attached a copy of my presentation to the Public Hearing. It is only 5 pages as you can see and I recommend that you include them all in the minutes as an ATCH so we have an official position on record.

I am not looking for any publicity. As you know, I have been doing this job for 16 years at my own expense going back and forth to RALEIGH TO MEET WITH THE Commissioners and Public Staff.

Regards,
Vince Roy

SANFORD LAW OFFICE, PLLC

Jo Anne Sanford, Attorney at Law

August 3, 2023

Ms. A. Shonta Dunston, Chief Clerk
North Carolina Utilities Commission
4325 Mail Service Center
Raleigh, North Carolina 27699-4325

Via Electronic Filing

Re: Application by Carolina Water Service, Inc. of North Carolina, along with Corix Infrastructure (US) Inc. and SW Merger Acquisition Corp., for Approval of a Business Combination Transaction, Pursuant to N.C. Gen. Stat. § 62-111
Joint Applicants' Response to Customer Concerns from Virtual Hearing

Dear Ms. Dunston:

Attached for filing please find the Joint Applicants' Response to Customer Concerns, which addresses customer concerns and comments from the virtual public hearing, conducted by the North Carolina Utilities Commission ("Commission") on Thursday, July 20, 2023. This report was required by the Commission scheduling order of April 25, 2023, at Ordering Paragraph 1, page 4.

As always, thank you and your staff for your assistance; please feel free to contact us if there are questions or suggestions.

Sincerely,

Electronically Submitted

/s/Jo Anne Sanford
Sanford Law Office, PLLC
N.C. State Bar No. 6831
Attorney for Carolina Water Service,
Inc. of North Carolina

/s/Mary Lynne Grigg
McGuire Woods LLP
N.C. State Bar # 19048_

STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH

DOCKET NO. W-354, SUB 412

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of)	JOINT APPLICANTS'
Application by Carolina Water Service,)	VERIFIED REPORT IN
Inc. of North Carolina, along with Corix)	RESPONSE TO CUSTOMER
Infrastructure (US) Inc. and SW Merger)	COMMENTS FROM
Acquisition Corp., for Approval of a)	VIRTUAL PUBLIC HEARING
Business Combination Transaction)	HELD JULY 20, 2023

August 3, 2023

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NOW COME Carolina Water Service, Inc. of North Carolina (“CWSNC” or “Company”) along with Corix Infrastructure (US) Inc., and SW Merger Acquisition Corp (collectively, “Joint Applicants”), and file this report addressing customer comments expressed at the virtual public hearing, which was held on July 20, 2023, at 7:00 pm. The Commission’s scheduling order of April 25, 2023, at Ordering Paragraph 3, page 4, required that Joint Applicants file a verified report addressing customer comments made at the public hearing on or before August 3, 2023.

A. CUSTOMER PARTICIPATION— Specific Witnesses

The following three witnesses testified during the virtual hearing:

1. Vincent P. Roy, 237 Lakeview Drive, Sanford, N.C., *Carolina Trace, Tr.*, pp. 12-18

Mr. Roy, a regular and thoughtful participant in these proceedings in his role as representative for Carolina Trace customers, asks how the merger will affect the current and future rate structure, specifically noting concern about the potential for too much influence by the new “financial sponsors”. He wants to know how the merged company will consider the current and future needs of the 4,000 Carolina Trace residents and their 700 homes. Additionally, Mr. Roy notes (as he has relayed in previous public hearings in other dockets) that the CWSNC employees are approachable and familiar with the residents and their issues. He describes the mutual support and rapport between residents and CWSNC employees, particularly in times of emergency. Mr. Roy asks whether the merger will change this level of interaction and cooperative spirit, and states CWSNC should continue

to be held to North Carolina General Statute Chapter 62 after its change in ownership. Mr. Roy also suggests the Public Staff and CWSNC should meet more regularly than the “once a year” period contemplated in this docket.

Customer-Specific Response: CWSNC also appreciates and values the rapport between its local staff and the customers it serves, including with the residents of Carolina Trace. SouthWest Water Company likewise recognizes the value of these interactions and relationships. As stated in the Joint Application, the Joint Applicants share common values that include environmental stewardship and excellence in how they serve their customers and communities and deliver on their commitments. The commitments of CWSNC to its customers and the communities it serves, including actively supporting local communities and maintaining a local presence, will remain unchanged after the completion of the merger. Additionally, CWSNC remains committed to maintaining a strong relationship with the Public Staff and the Commission itself through continued communication and collaboration in order to facilitate effective regulation in the State. The CWSNC local area manager contacted Mr. Roy on July 26, 2023, and confirmed there are no outstanding questions from the customer.

VINCE ROY UTILITIES REPORT

AUGUST 1, 2023

1. CWS Occurance Affecting Only Residents Who Pay Their Water Bills By Check:

Certain residents of CT received notice from CWS at the end of July that their water would be turned off if they did not pay their bill by Aug.4. Several residents called me and I contacted a couple of CWS employees who I know well to question them on this event. Turns out, residents who pay their monthly bill by check were the subjects of this problem. In fact, not just CT but all NC residents who use CWS for water/sewer. CWS had a problem in their financial dept. which only affected those who pay their bills by check. I told those residents who contacted me to check with their bank to see if their check had been cashed and all said yes. I told CWS local employees not to turn off anyone's water without checking with me first so I could protect those who paid by check.

2. NCUC Public Hearing For CWS/Corix Merger With SW Merger Corp:

All CWS water/sewer customers in NC received notice of a Public Hearing to be conducted on July 20, 2023. The hearing would be limited to 20 NC residents who are CWS customers. I, Vince, filed all the necessary paperwork and was chosen as one of the 20 residents to participate in the Public Hearing. **NOTE: Only three NC residents showed up to speak. The additional two only complained about rates.**

The Hearing commenced at 7:00PM on Thursday, July 20 and I, Vince, was the first CWS customer to speak. I briefed on my support of the 37 issues raised by the Public Staff and expressed my concerns over the following: Should NCUC approve the merger, NCUC should provide for residents to voice complaints over the operation of the system. With the current "inflationary" economy in the US today, it would be wise to hold off on projecting improvements to the water/sewer system until the economy settles down. While the merger contract states that rates and other current operations will NOT be affected by the merger, the Public Staff should be encouraged to closely monitor the new operation. Lastly, since the merger provides for "Financial Sponsors" to support the merger, close watch must be maintained over the program to ensure that the "Financial

Sponsors” are not exhibiting any unusual amount of control over the CWS/Corix established operations.

3. AARP Bulletin RE: Water Rate Increases:

This month’s AARP Bulletin has a story about “THE SURGING COST OF WATER” in the US stating that what was once a relatively meager utility bill is putting some added stress on household budgets. There is a chart that shows US regional water/waste water average monthly costs as follows: Northeast \$118.00, West \$170.00, Midwest \$90.00 and South \$95.00. It is not comforting to see this, but the fact is costs are rising throughout the country.

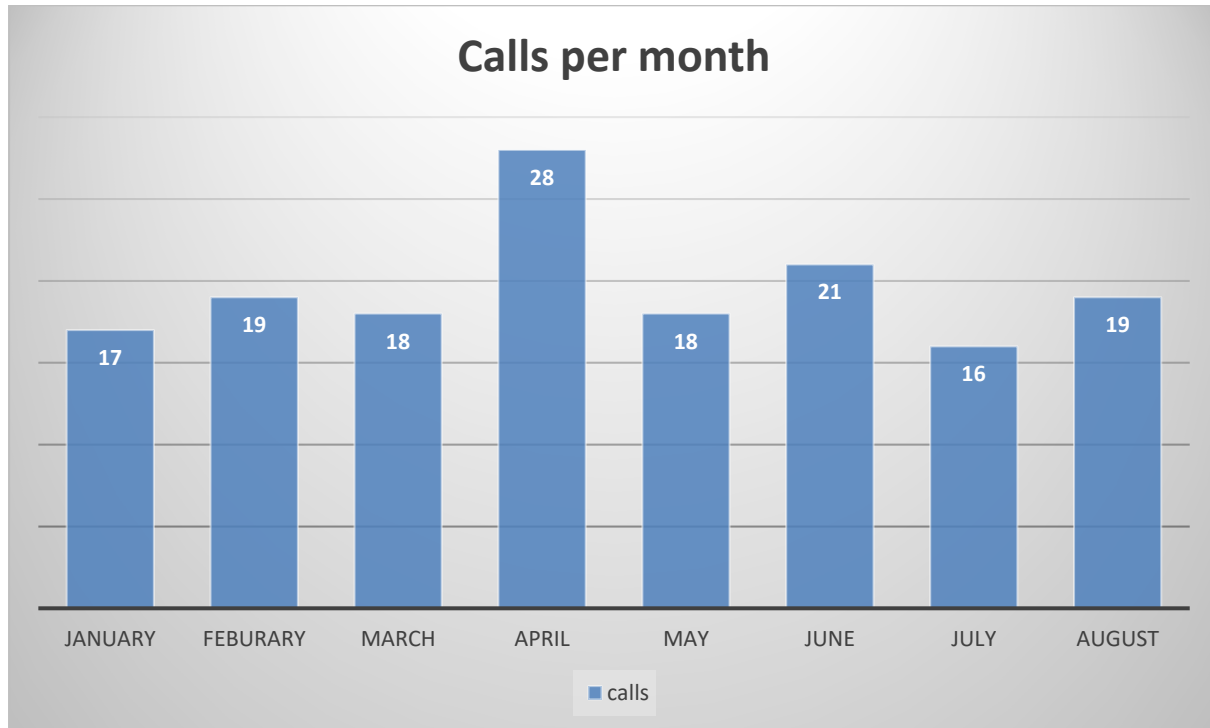
CAROLINA TRACE FIRE DEPARTMENT

37a Indian Trail, Sanford, North Carolina 27332 | ph: (919) 499-5811 | fax: (919) 499-1847

9/5/2023 Fire Chiefs Report

Incident Response:

- Total incidents YTD: 158



Incidents by type:

- Automatic Aid: 60
- Assist EMS: 44
- Structure Fires: 1
- Fire Alarm: 13
- Motor Vehicle Accidents: 11
- Public Assist: 11
- Woods/grass fire: 8
- Vehicle Fire: 3
- Investigation: 2
- Landing zone: 3
- Hazardous Materials: 1

Projects of Note:

- **Volunteer recruitment:** We are actively recruiting new volunteers for the department. There is a place in the fire service regardless of your age or ability level. We provide all training and equipment. All we need is your time.
- **Address signs:** Anyone interested in purchasing an address sign can call or email the fire station. Signs are \$20 or \$25 if you would like us to put it up for you. Any POA that would like to purchase signs in bulk (15 or more) can contact us for discounted pricing.
- **Construction:** Construction on our addition has been completed. We have begun moving equipment into the addition. We hope to begin the process of adding a sprinkler system to our building this fall.
- **Hydrant Testing:** Hydrant testing has been completed. We will be flushing and servicing the hydrants on the North side in the coming weeks.
- **Annual board elections:** This years Board elections will be on October third. There are 4 candidates for three positions. The candidates are John Thorn, Reid Smith, Luis Garcia jr. and Gary Riley. Full bios for each candidate are included.
- **Staffing:** As we progress through our budget year, we will be adding additional paid staff coverage. We intend to provide daytime staffing at the station 7 days a week tentatively beginning in October. In the spring of 2024, we intend to provide 24-hour staffing at the station pending the completion of the sprinkler system.
- **National Night Out:** This year we will be partnering with Swann Station Baptist church to host National night out on October 3rd. The event will be from 6 pm until 8 pm. More information on the event and parking will be coming in the next few weeks.



REED SMITH

Reed relocated to Sanford three years ago with his wife, of 26 years, Micki. They currently reside in Carolina Trace and are very active members of the country club and their respective POA. Reed has experience as a POA President and other board positions for 10 years when he lived in the state of Washington. He has also served on numerous volunteer board positions, over the years, as he enjoys serving and doing his part to better the community. Reed makes his living working for a large tech company where he sells internet security products to large businesses. His career has spanned over 23 years, and he is looking forward to retirement perhaps in another 5-10 years. His plans are to keep busy with his hobbies which include golfing, woodworking, and continuing volunteer work within the community.



LUIS GARCIA JR

Luis was born in Marianao, Cuba and moved to Florida in 1960. He became a paramedic in 1977, earned an Associate of Science degree from Miami-Dade Community College and in Emergency Medical Services Management in 1990. In 1997 he completed training as an Executive Fire Officer at the National Fire Academy in Emmitsburg, Maryland. In 1996 Luis was named as the city's first Cuban American Fire Chief. Under his watch, fire related deaths were reduced to zero in two years. After retiring as Miami Beach Fire Chief in 1999, he successfully ran for the Miami Beach City Commission and continued to serve in that capacity for seven years. In November 2006 Luis was elected to the Florida House of Representatives in district 107 and reelected in 2008 and 2010. In 2009 he was honored by the Florida Nurses Association as their "Legislator of the Year."



JOHN C. THORN

Born and raised in Poughkeepsie, New York. He retired from the US Army after serving 20 years as a Chaplain Assistant/Chaplain Activities Supervisor/Chaplain Administrator. His overseas assignments included Japan and Republic of Korea. Ten years of his Army career were spent at the United States Military Academy, West Point (1975-1986). While at West Point, he created computer programs using the "new" PC architecture to facilitate management of Chaplain Funds. These programs drew the attention of the Pentagon and were eventually distributed worldwide to all Chaplain Offices. His last duty assignment was as Chief Instructor for Leadership and Management, US Army Chaplain Center, and School. Upon retirement from the Army, he was hired as a programmer for Ticketron, a subsidiary of Control Data Corporation, where he was responsible for promoter accounting software used throughout venues handled by that company. Notables include Shubert Theater Group, The Ford Theater, The Mets, The US Open, Saratoga Center for the Performing Arts, and others. In 1990 he was hired by BMW of North America and served in many Information Management positions. He was responsible for all computer networks in BMW's North American Dealerships. He served as a member of the NADA STAR committee and was responsible for creating standards used throughout the automotive industry. BMW was the first automotive brand to have 100% of its dealer franchises using the Internet for all electronic communications. In 2001 he was promoted to become BMW's Training Technologies Manager, responsible for all technologies used in training internal and dealer personnel. This included management of a VSAT television network, two television studios, as well as establishing a comprehensive Internet-based learning management system for over 40,000 students. In conjunction with BMW AG, he created BMW's worldwide standards for creating and distributing Internet video. In the 1990's John designed and programmed an Internet Website for his church which received the attention of and award from US Today. He also designed and programmed Internet based applications for the Salvation Army. He created the original North Shore and NC State Questers' websites. John and his wife, Susan, reside at 287 Fairway Lane. John has served many years on the North Shore Board of Directors and North Shore Architecture Committee. He is currently serving as the Vice President of the Fire Board



Gary Riley

Gary has lived in Carolina Trace since September 2014 and have been a member of the Carolina Trace Country Club since relocating here from Columbia, Maryland. I grew up on a farm in Minnesota and after graduating from high school, served 6 ½ years in the Air Force with 2 years here in NC at Pope AFB. After my discharge from the Air Force, I attended Indiana State and graduated with a BS degree in accounting in 1974. I was employed as a financial controller for several manufacturing companies throughout my career. I am currently serving as treasurer for North Shore POA.

President's Remarks September 2023

1. I want to thank everyone who attended the Bradford Pear Town Hall. It was an incredibly informative presentation and our residents provided thoughtful comments. I have every reason to believe that the Ad Hoc Bradford Pear Committee is going to make the best decision for our community in terms of the plan for the replacement of those trees.
2. In a surprising turn of events, the night before the hearing to approve the special use permit applied for by the developer of the Swanny Lake RV park, I was informed that he had withdrawn his application. I will continue to pay close attention to developing areas upstream of our lake. It is vital that we stay informed and participate where necessary to protect the health of our lake from preventable concerns.
3. We are still in need of volunteers from our Board of Directors. As you all know, Ernie Violon has stepped down and TRAM needs an onsite Chair to manage the many important projects they oversee in our community. We are also in search of volunteers to reform our finance committee. The treasurer has not been given the support that the office deserves over the past couple of years. If you are interested in volunteering to sit on these committees, as our bylaws state it should be Directors in these positions, please reach out to me at ctaprestr@gmail.com.

August 31, 2024

To: Sharon Sheldon, CTA Secretary

From: Ken Harden, CTA Representative for Hidden Lake POA

Dear Sharon:

We are providing you with 5 Hidden Lake motions for the purpose of amending the 2024 CTA Budget that will be subject to the POAs' voting at the September 5th CTA Meeting. Motion number 5 is only required if Hidden Lake Motion number 1 fails to be approved.

Please advise if I need to make any changes in the format so that these motions can be introduced to the community for consideration.

Motion number 1

I move that we delete line item 50-5, Gatehouse Systems Hardware, and the \$50,000 allocated for the purchase of the computers to be used for the proposed Automatic Guest Pass System and reduce the Capital Budget items by \$50,000. This amount to be applied to a direct reduction in the assessments. We appreciate that this system will potentially steam line the process once we have a complete understanding of all the future costs of software licenses, service, and updates. It is premature to allocate this amount without having completed a thorough due diligence of all the potential downstream costs associated with this system.

Motion Number 2

I move that we delete Line Item 52.7, Lake Trace Maintenance, in the amount of \$5,000 should be removed from the Capital Budget as the lake is the responsibility of the Country Club and any expenditures on the lake by CTA should be for exceptional reasons only, and then only by agreement of the community. This item is also not a Capital expense. The \$5,000 to be applied directly to reduce the assessments.

Motion Number 3

I move that we delete Line Item 53.8, Add General Contractor Labor, in the amount of \$10,000 should be removed from the Capital Budget as there has been no specific reason for this expense. This is also not a Capital Expense. The \$10,000 to be applied directly to reduce the assessments.

Motion Number 4

I move that we delete Line Item 54.9, Centralized Boat Dock/Launch for Trace. This item should be removed from the budget and should not be appearing on the budget as at the last meeting this item was removed from consideration of the directors' vote. CTA already pays \$5,000 to Harbor Creek so that residents of Trace may launch their boat. There is considerable concern by the community with the CTA involvement in the management and operation in recreational facilities. We have already experienced situations where we have moved ahead without consideration of the true costs along with the additional liability exposure that will accompany the recreational exposure. There has been no formal surveys or studies that support the involvement of CTA into areas that are outside their experience and expertise. We have

August 31, 2024

plenty of unresolved issues that need to be addressed and we should keep our focus on these items relating to our aging infrastructure.

Motion 5 – To be presented only in the event of a failure of Hidden Lake Motion 1 to pass.

If the first Hidden Lake motion fails, I make a motion to seek a reduction in the Capital expense items that results in no increase in the individual assessments. We understand that there are priority items and give the Budget committee the opportunity to select those items to keep while still reducing the capital budget by an amount necessary for a nil increase in the assessment.

Submitted by Ken Harden CTA Rep for Hidden Lake POA

Motion for September 5, 2024 CTA Board Meeting

As a result of their meeting on 8/28/23, the NSPOA Board takes exception to #4 and #5 of the "TRAM report" on the budget summary.

Bill Glance NSPOA Rep
September 3, 2024

2024 Carolina Trace Association, Inc. - Budget: 1st Revision (08-2-23)

LINE #	INCOME	2023 Budget	YTD 2023	2024 Budget	Notes
1	POA Assessments (Non Capital)	\$517,000	\$565,042	\$503,712	
2	Contractor Passes	\$12,420	\$7,912	\$15,525	Raise price to \$25 (from \$20)
3	E-Sticker Purchase	\$18,000	\$10,861	\$22,500	Raise price to \$25 (from \$20)
4	POA Property/Pool Insurance Payments	\$10,000	\$10,481	\$10,000	
5	Interest Inc	\$1,000	\$133	\$1,000	
6	Other Income	\$0	\$1,500	\$0	
7	Total Operating Income	\$558,420	\$595,929	\$552,737	
8	Major Road & Bridge Maintenance (Reserve)	\$100,000	\$100,000	\$0	
9	Reserve Allocation	\$36,800	\$39,954	\$34	
10	Capital Budget Improvements	\$76,500	\$73,346	\$287,846	
11	Total CTA Infrastructure Improvements	\$213,300	\$213,300	\$287,880	
12	TOTAL INCOME	\$771,720	\$809,229	\$840,617	
	OPERATING EXPENSES				
	General Admin. Expenses				
13	Accounting Fees	\$6,500	\$0	\$6,500	
14	Insurance	\$36,572	\$34,967	\$36,572	
15	Board Training	\$500	\$0	\$500	
16	Boat Ramp (annual)	\$5,000	\$0	\$5,000	
17	Computer	\$500	\$0	\$500	
18	E-Sticker Deposit Return	\$500	\$100	\$0	
19	Financial Charges	\$100	\$25	\$100	
20	Miscellaneous Expenses	\$400	\$0	\$400	
21	Printing/Postage/Shipping	\$100	\$0	\$100	
22	Professional/Legal Fees	\$1,000	\$122	\$1,000	
23	Waste/Trash Disposal Fee	\$360	\$315	\$360	
24	Web Presence	\$120	\$238	\$370	
25	Total Admin Expenses	\$51,652	\$35,767	\$51,402	
	Roads & Maintenance				
26	Drainage Maintenance & Repair	\$15,000	\$13,700	\$15,000	
27	Landscaping/Beautification	\$15,630	\$8,574	\$15,630	
28	Mowing and Weed Control	\$44,000	\$18,335	\$44,000	
29	Routine Road Maintenance & Repair	\$22,000	\$26,906	\$30,000	Truck Parking Pads: Refurbish
30	Storm Clean-up	\$8,280	\$0	\$8,280	
31	Tree trimming/removal/pruning	\$8,690	\$1,300	\$16,190	Bradford Pear Tree Removal/Restoration
32	Roadside Trash	\$1,500	\$0	\$1,200	
33	Total Roads & Grounds	\$115,100	\$68,815	\$130,300	
	Safety & Security				
34	Security Contract	\$340,300	\$148,403	\$305,000	
35	CERT Supplies	\$2,500	\$78	\$2,500	
36	E-Stickers Purchase	\$8,000	\$3,051	\$9,000	
37	Gate Maintenance	\$10,000	\$1,690	\$5,000	
38	Automated Gate Passes			\$9,600	\$800/month
39	Gatehouse Supplies	\$3,000	\$2,065	\$3,000	
40	Security Cameras/Recorder	\$9,000	\$11,343	\$2,500	
41	Contracted IT Support	\$3,200	\$0	\$3,200	
	Utilities				
42	Utilities/Non Internet	\$13,550	\$9,948	\$13,550	
43	Utilities/Internet and Video	\$10,000	\$2,559	\$10,000	
44	Total Utilities	\$23,550	\$12,507	\$23,550	
45	Total Safety & Security	\$399,550	\$191,644	\$363,350	
	Long Range Planning (Capital)				
46 - 1	Bridge(s) Inspection Repairs	\$15,000	\$15,000	\$20,000	Complete North Bridge Footer Pours
47 - 2	Crusher Stone Runs (along roads, where required)			\$30,000	Eliminate steep drop offs
48 - 3	Traceway Road (Asphalt Overlay)			\$150,000	~ 1 Mile coverage
49 - 4	Culvert Repair (Country Club Road/Entrance)			\$0	1st Rev: Project pending Escalante development
50 - 5	Gatehouse System Hardware (Computers - '23)		\$5,804	\$50,000	Automated Visitor Passes
51 - 6	Gatehouse Maintenance	\$6,500	\$1,042	\$22,846	NG Barrier gate & SG upgrade
52 - 7	Lake Trace Maintenance (annual)	\$5,000	\$0	\$5,000	
53 - 8	Add General Contract Labor			\$10,000	Due to reduced volunteer help
54 - 9	Centralized Boat Launch/Dock (for Trace)				1st Rev: Excluded from 2024 Budget
55	Traceway Road Widening (as required) - C	\$20,000	\$20,000		
56	Sign Island Erosion Control - C	\$25,000	\$25,000		
57	Major Road & Bridge Maintenance (Reserve)	\$100,000	\$100,000	\$0	Itemized within Income Section
58	Large Truck Parking Pad - C	\$5,000	\$6,500		
59	Reserve Allocation	\$36,800	\$39,954	\$34	Add to Reserves, if all listed projects approved
60	Total Long Range Planning	\$213,300	\$213,300	\$287,880	

Total Operating Expense	\$566,302	\$566,302	\$545,052
Long Range Planning (Capital)	\$213,300	\$213,300	\$287,880
Total CTA Budget	\$779,602	\$779,602	\$832,932

Assessed Lots

Lot Assessment Type

Number of Assessed Lots
Assessment for Operations (6:1)
Assessment Long Range Planning (1:1)
Total Assessment
Assessment Increase for 2023

2023 Budget 2022 Census Data		
Unimproved	Improved	Total
776	1,594	2,370
\$50.00	\$300.00	\$517,000
\$90.00	\$90.00	\$213,300
\$140.00	\$390.00	\$730,300

2024 Budget 2023 Census Data

Unimproved	Improved	Total
780	1,619	2,399
\$48.00	\$288.00	\$503,712
\$120.00	\$120.00	\$287,880
\$168.00	\$408.00	\$791,592

20% 5%
 Assessment Updated

Reserve Funds

	Exp'd 12/25	Exp'd 12/24	Exp'd 12/23	Exp'd 12/22	Exp'd 12/21
Beginning (est)		\$700,658	\$638,640	\$508,000	
30110 - General Reserve (Roads, Bridges, etc.)		\$0	\$100,000	\$100,000	
Reserve Allocation		\$34	\$36,800	\$17,100	
Surplus Reserve (Income - Budget)		\$7,685	-\$7,882	\$13,540	
Bridge Repair Reserves Usage - '23			-\$66,900		
Total Reserves	\$0	\$708,377	\$700,658	\$638,640	\$508,000

CTA Communications/Secretary Report - August 2023

Bradford/Callery Pear Town Hall Presentation: Attended and transcribed the presentation and Q&A from the town hall on August 14.

New/Deleted Resident Reports: The August 2023 reports were distributed to CTA Directors, Alternates, POA Secretaries and Social/Communications Chairs on September 1. Please report any errors or report feedback to Burt Witaschek (ctavicep@gmail.com).

Poll for POA Leadership: I am working on a poll that CTA can send to POA leadership as a way of identifying topics of interest that may benefit specific officers or the POA boards. More to follow.

-Sharon Sheldon, Secretary

August TRAM Report

Tree Removal and Cleanup Operations

Throughout the month of August, the Traceway Maintenance (TRAM) team removed and cleanup several trees along Traceway.

Following the passing of Idalia, a weather event that brought about adverse conditions, the need for cleanup primarily centered around addressing minor debris, particularly small branches.

Traffic and Pedestrian Safety Enhancements

In addition to tree maintenance, TRAM has been proactively engaged in projects aimed at enhancing traffic and pedestrian safety along Traceway. We recognize the importance of fostering a secure environment for all residents, whether they are walking or driving within the community.

Currently, our primary focus lies in evaluating key areas along Traceway, with a special emphasis on entrances, to identify opportunities for improvement. This entails a analysis of traffic flow patterns, pedestrian movement, and potential safety hazards. The ultimate goal is to implement measures that will not only benefit pedestrians but also create a smoother traffic experience for drivers.

Crosswalk and Traffic Sign Implementation

As part of our commitment to enhancing safety for both pedestrians and drivers, TRAM is reviewing installing crosswalks and additional traffic signs at strategic points within Traceway. These measures are designed to mitigate any potential conflicts between pedestrians and vehicular traffic, ultimately contributing to a safer and more harmonious living environment for all Trace Residents.

In conclusion, the August TRAM report underscores efforts to ensure the upkeep and security of Traceway. The completion of tree removal and cleanup operations, coupled with our ongoing initiatives to enhance traffic and pedestrian safety, are key indicators of our commitment to fostering a secure, aesthetically pleasing, and enjoyable living space for all residents. We look forward to the positive impact these endeavors will have on the Traceway community as a whole.

TLDC Report September 2023

Hydrilla

The latest hydrilla treatment by Solitude was a more aggressive treatment in response to reports from residents of increased growth. Thank you to those that provided pictures and updates. Please send updates on the status of hydrilla, including your address, to the CTA President so we can continue to keep Escalante apprised of areas of concern and treatment effectiveness.

Dam

A statement from Escalante regarding dam work is included in this meeting's reports for your review.

Lake Lowering Requests

Two requests for lake lowering were received by the TLDC committee. TRAM's request for lake lowering due to proposed and budgeted bridge work has been approved with the caveat that the lake be lowered to a depth no greater than it reached earlier this year.

Harbor Creek's request for lake lowering due to marina work has been tabled. TLDC is asking Harbor Creek to provide more details on the scope of work and the name of the contractor engaged to do the work.

Letter To Escalante Golf

The TLDC Committee sent a request to Escalante to have a representative present at a combined CTA BoD and TLDC meeting to answer questions about the status and scope of dam work and hydrilla treatment. In response, a statement was sent to update on the status of dam work. That statement is included in the reports packet for this September meeting. The TLDC feels this response is unsatisfactory and is asking the CTA BoD to authorize the sending of a letter to Escalante more formally requesting a representative be present at a CTA BoD meeting to answer questions and provide more detail. A copy of this letter is included in the reports packet for this September meeting. We recommend a director motion to approve this letter.

As an update to the status of the dam work to be completed the Timmons Group (Escalante's contracted Engineering Firm) is in the process of finalizing easements on the North and South side of the dam.

At the current time work must be started by December 2nd, 2023.

The Timmons Group are hiring contractors for the coordinated work to be completed in compliance with NC Dam Safety.

The work to be completed is preventative maintenance.

Thank you,

Raymond Reyes
PGA General Manager
Carolina Trace Country Club

To:

ESCALANTE GOLF, Inc.

and CAROLINA TRACE COUNTRY CLUB INC.

JODY TAVAREZ - VP, AGRONOMY

2930 BLEDSOE

FORT WORTH, TEXAS 76107

(817) 386-9721

Subject: CTA Community meeting request

ESCALANTE GOLF, LLC and Partners

In hopes of fostering better communication and creating a better relationship between the Carolina Trace community and Escalante Golf, Inc. ("Escalante") we are sending this letter to bring attention to the frustration and concerns of the residents of Carolina Trace in regard to Escalante's management of Lake Trace and the Lake Trace dam.

Over the last few years there have been a number of issues important to the Trace community that have arisen regarding Lake Trace and the dam. These issues include the continuing presence of hydrilla and other invasive species of aquatic vegetation, the dam issues identified by the State of North Carolina Division of Environmental Quality ("DEQ") as well as ongoing issues with the dam valve.

While we appreciate that Escalante has taken action with the hiring of Solitude Lake Management to address the hydrilla issue, frustration remains. This is the second summer that residents access to the lake has been affected by hydrilla. Solitude's first application (end of June) had little or no effect on the hydrilla. With the second application (mid-August), lakefront owners are just now seeing a die-off of the hydrilla, but residents in the Stonegate Pond and Carr Creek areas have not seen any visible improvement and wonder if Solitude sprayed this area.

In addition, we are frustrated with the lack of transparency and communication on the status

and timetable for the DEQ directed work on the dam as well as the inordinate length of time that passed before the issue with the dam valve was addressed which resulted in most owners not being able to move their boats due to the low lake level.

It is the belief of the Board and the community that Escalante corporate leadership views Lake Trace only as a free water supply for the golf courses and nothing more. We want Escalante to understand that Lake Trace is a vital part of the Trace community. It impacts the value of every property in Carolina Trace (especially those properties which are “lakefront”) and it provides the Trace community with recreational opportunities such as boating, fishing and kayaking which are important to the quality of life of all the residents of the Trace community.

Therefore, the CTA Board of Directors is extending a formal request for someone in Escalante corporate leadership to meet with us to listen to us and to share information with us regarding Lake Trace and the dam.

We look forward to hearing from you and to establishing a mutually beneficial, working and respectful relationship between Escalante and the Lake Trace Community.

From: CTA President Kate Woods on behalf of the Carolina Trace Association Board of Directors

Dated:

Notes from the CTA Bradford/Callery Pear Town Hall August 14, 2023, 6:00 p.m.

Interested residents attended the town hall presentation on the Traceway Bradford/Callery Pear issue ("Bradford Pear"), held in the ballroom at the Carolina Trace Country Club ("CTCC"). These notes are provided as a courtesy to those who missed the meeting.

Background/Creation of the CTA Bradford Pear Committee

In April 2023, the CTA Trace Roads and Maintenance Committee (TRAM) Tree representative had an inspection of the trees on CTA's property by the Lee County horticulturalist. It was discovered that the 45 Bradford Pears that are on CTA property, as well as an additional eight that are on CTCC property, are not only well past their life expectancy (20 years, and these trees were planted in 1986), but many are currently diseased and dying. The Bradford Pear is also on the NC invasive species list, and Lee County has introduced a bounty program to help tree owners replace these trees at no cost. (Note: for interested homeowners, there is link at the end of this document to pre-register for the program.)

TRAM reported these findings to the CTA Board in May 2023 and the Board agreed that an *ad hoc* committee should be formed to research and present a plan for Board consideration. The Bradford Pear Committee currently includes five members: CT residents Rod Loss (TRAM Tree representative), Peggy Hudson (Master Gardener), Karen Glaser (Geologist) and Deanne Boone; and NC State employee Amanda Wilkins (Horticulture Agent at the NC Cooperative Extension Office in Lee County, NC). The committee called for a town hall meeting on August 14 to help the community understand exactly what is going on.

August 14 Town Hall Presentation by Amanda Wilkins

Rod Loss introduced Amanda, whose opening remarks included thanking the members of the Bradford Pear Committee for their work this past summer, which included research such as topographic map and sun exposure analysis (see slides 22-24), taking soil samples from the 13 different sites, and culling a list of tree choice for consideration. Amanda thanked the Trace community for leading the way for other county actions involving the removal of the many Bradford Pears in the county.

Amanda presented a detailed slide show (included in this packet) and these notes will refer to those slides.

Invasive Species Defined. Amanda's presentation covered what is meant by an "invasive species," and how the thought of "...but my tree in my yard is OK..." is an understandable, but wrong thought process. It's simply a matter of time until Bradford Pears will do harm to other plants and trees. While Bradford Pears were designed to be a nice-sized tree for landscaping accents, they ended up being overused, and cross pollination and nursery seed propagation all led to their winding up on the invasive species list in many states. See slide 10 for issues with the Bradford Pears. Slide 11 shows two photos of Bradford Pear-lined landscape examples, which would never occur in nature.

What disease has infected the CT Bradford Pears? "Fire Blight." This is a highly contagious disease and several trees currently have this. It is caused by bacteria and can move quickly through a tree and spread

to other trees. CT is a beautiful forest ecosystem, with many native trees and plants, including species that are notable in CT, such as Beech trees, Mountain Laurel and American Holly. The Bradford Pears can negatively impact these trees and ruin the forest ecosystem in CT.

The Bradford Pear Committee, working at the direction of the CTA Board of Directors, will come up with a plan to determine whether or when the tree removal will occur. Amanda stressed the importance of consulting with credentialed professionals as this is skilled work, so a thorough vetting of the credentials of the contractors is important. While CTA may have contractors they trust and that is fine, not doing the job properly the first time will just waste CTA's money and create problems that will haunt the community in a few years' time and cost even more to fix.

Soil analysis at current Bradford Pear sites. Slides 32-36 show the analysis of soil samples that were collected and tested in July. (Thanks to Peggy Hudson for collecting these samples!) The soil analysis shows dire need for amendment, including professional aeration (using a machine) for compacted soil, introducing two inches of "Brooks Contractor mix" (this includes lime), application of appropriate fertilizers, and then mulch or reseeded. Amanda advised to never leave bare ground and to not reseed within six feet of any tree trunk. Mulch applications in general tend to be overkill (example: examination of the trees on Traceway indicate they have a long tradition of being over mulched, and are currently over mulched by about 3 inches), so the contractor should be mindful of this. Do not use landscape fabric with mulch. Mulch should be refreshed every 12-18 months. Mulch should always allow water to penetrate, mulch that has a 'crust' on it is diseased and will not allow water to get to the plants, nor will it allow the mulch to break down.

Recommended replacement trees. The *ad hoc* committee identified eight possible trees from which to choose. The criteria for selecting trees for this list were:

- trees that would mature to a size comparable to the existing Bradford Pears
- trees that have a spring or early summer bloom
- trees that have colorful fall foliage
- trees whose fallen leaves break down rapidly and decay easily (i.e., no waxy leaves)
- provide nectar and pollen sources for bees, butterflies, etc.

Based on the above criteria, the trees being considered by the committee are featured on slides 39-47.

Community Questions for Amanda Wilkins

Q: If nothing is done, how long will the current trees last?

A: Approximately five years, assuming there are no hurricanes or ice storms to bring them down sooner.

Q: Residents living along Traceway are used to these trees for landscaping and noise abatement. How long will it take for new trees to provide this?

A: The noise question cannot be answered in this forum. To get a good growth from new trees, it is suggested that CTA obtain the smaller size (i.e., 3 gallon) as these trees are just 2-3 years old and will therefore spend less time getting acclimated to new soil and growing conditions, and therefore grow faster. This assumes the appropriate recommended soil amendments as per the soil sample test result are done.

Q: The trees lining Traceway provide a dramatic visual impact. Can the new plantings be done in stages to help preserve the visual impact? Could every other tree be removed and replaced?

A: In theory yes, but in practice, no. The Bradford Pears are “allelopathic,” meaning that they produce chemicals that inhibit growth of other nearby plants. Trees could be removed by group, though. Planting new trees should be along the lines of removing Bradford Pears (including all prep work, stump grinding, etc., as outlined earlier) and then planting the new tree between two Bradford Pear stump remains.

Q: How long until soil is ready following the roots/stumps/herbicide procedure?

A: If you don’t add nutrients, the soil would need to be left alone for two- to three years. If you add nutrients to the soil as described, the soil is ready for new planting as soon as you have them.

Q: Why are Crepe Myrtles not being considered?

A: Crepe myrtles are also overused, and need far more maintenance. They also don’t provide nectar and pollen sources. The trees chosen for this community will not be larger than the Bradford Pears, which is also a reason why the Red Maple isn’t part of the Bounty program or being considered.

Q: Can’t the current trees just be pruned back and kept under control?

A: This will not minimize negative effects, especially on trees as old as these Bradford Pears. It would be a short term bandaid, but not good in the long term.

Q: What is the actual time line for the cutting down/cleaning up/replanting?

A: It will depend on what the CTA Board decides; however, fall is the perfect time for all of this work.

Q: How much will this project cost?

A: It depends on who wins the bid, but most likely \$20-30k. Amanda emphasized that no one is saying local contractors do bad work; but that CTA should just do their homework and aim for better. For the naysayers who do not believe in this investment, Amanda believes the tree line is part of the “crown” of Carolina Trace, so the question is what is that worth to its residents?

Q: Can you give more information on the impact of diseases?

A: Fire Blight is the biggest concern. Within a week, a healthy tree can be dead. As mentioned, Bradford Pears were once resistant, but now Fire Blight is a terminal disease. To build on the earlier mention of pruning: pruning opens trees up to more disease due to open cuts on trees. Applying salves, waxes, bandages, etc., to open tree cuts is not recommended.

Q: What are the precautions to take for removal and where we plant new trees?

A: The suggestion is to plant the new trees in between the stumps (which will have been treated; i.e., don’t remove stump, but grind down and apply herbicide to kill the roots). Amanda also recommends planting a mixture of tree types, to be planted in larger blocks.

Q: How long after applying herbicide to the old tree roots can we plant new trees nearby?

A: Seven days.

Q: Could we remove and replace trees over a several year period, taking the five bounty trees annually from Lee County by showing proof of removal of some trees each year, thus spreading this over a few years?

A: Removal of the problem trees needs to be the priority, but obviously, whatever the CTA Board decides.

Q: Do you know the price of the soil amendment you are recommending?

A: Depending on the brand and/or exact formula, it's around \$20-30 a yard, including delivery.

Q: What is the upkeep on newly planted trees?

A: Following soil amendment, watch the application of mulch, which should be around three inches to avoid the 'crust' that won't allow for water penetration. For watering, those overseeing the trees should watch the weather. Throughout the winter, one five-gallon bucket of water every two weeks would suffice; however, if it's hot in the winter (e.g., 80° F for a week in February), then provide additional watering. Regular watering through that first year is crucial, then afterwards the trees should be able to get enough from the rains. The recommended trees are also resistant to warming trends in the climate.

Q: If Lee County provides only five trees each year, could residents sponsor or adopt a tree?

A: Of course you can purchase extra trees outside of the exchange (but not from the exchange), and due to CT's status in the community, many vendors would help with sourcing and pricing. Peggy Hudson (former sourcing person for the Big Bloomers Flower Farm) and others can advise further. Amanda is also available if needed.

CTA thanked Amanda for her work thus far and appreciate that she will remain as a member of the Carolina Trace Bradford Pear Committee while that group works with the CTA Board to come to a solution.

Community Questions for Carolina Trace Bradford Pear Committee Members

Q: The trees have value primarily to North Shore POA residents but since this is CTA property, are the other 17 POAs expected to pay as well?

A: This program is a decision of the CTA Board using CTA funds since it's CTA property that happens to run through North Shore POA.

Q: Are there issues with roots under the asphalt that will need to be addressed?

A: This work does not have a root problem, nor will it impact any utility easements that run along Traceway. The trees will be removed and the stumps ground down six inches, per Rod Loss.

Q: North Shore POA experiences issues with leaves in their drainage system, and would like confirmation that the trees being considered have leaves that deteriorate quickly.

A: That was a criteria of the committee, along with spring blooms and good fall color.

Q: What are the next steps?

A: The committee will finalize their recommendation to the CTA Board. The CTA Board, comprised of a director from each POA, is the official voice of the community. If you have opinions or further questions, make them known to your POA's CTA Director. Once a plan is approved, the committee will work on getting bids and take those back to the CTA Board for review and consideration.

Q: It was reported that the Club has eight trees in the same predicament. Can Kate Woods clarify whether the Club is working in the same time line?

A: Kate does not know their time line at this point.

Q: CTA is currently working on its 2024 budget. Would this project change that budget?

A: Kate Woods spoke on behalf of CTA's budgeting. Unless we decide to take all trees right now or change contractors for removal, we are in budget for 2023 and there will be no change to the 2024 budget.

Q: If we have to use certified professionals, won't we see the price rise dramatically instead of using our volunteers and our current contractors?

A: Amanda clarified in her earlier remarks that CTA just needs to vet its contractors a little better; not that we cannot use them. We will know the scope of the work once a plan is presented to and approved by, the CTA Board.

Q: In looking at the tree line on Traceway North, is there a possibility that while we are redoing the trees, we could look at whether or not we could add additional turnarounds in place of a few trees to enhance ease of getting to homes by resident and visitors?

A: That is a question for the TRAM committee as a whole to review; not the Bradford Pear Tree Committee. However, it's a good question and one worth exploring, even though the cost of creating additional turnarounds would be more than the savings of not planting a tree or trees in that same spot.

Q: Who will be tasked with watering the new trees and who will pay for the water?

A: CTA's current landscape contractor (Barry Walls, Walls Lawn Care and Landscaping, LLC) has a tanker truck and has agreed to provide regular watering for any new plantings.

Thanks to the community members who showed up for the presentation and the Q&A. CTA will provide regular updates as they become available, through the CTA News. Questions can be addressed to TRAMCommittee@gmail.com or reach out to any committee member.

Notes by Sharon Sheldon, CTA Secretary

Note to all residents: Lee County's Bradford Pear Bounty Program is October 28, 2023. On this date – and only this date - you can pick up free trees to replace your removed Bradford Pears. You can pre-register using this link: <https://docs.google.com/forms/d/e/1FAIpQLSeyc-BqAqzi4asiyBM9Tluf3vmQu7QkmTALXw19ISlyLIeww/viewform>

Questions about the bounty program can be addressed to Amanda (see slide 48).

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- **Thursday, August 10-**
Knowledge is Pollinator Power,
1-3 p.m.- state-wide, open to the
public pep rally!
- **Friday, August 18- Count!**
 - Pollinator Haven at 2420 Tramway
Road, Sanford, NC 27332
- **Saturday, August 19- Count!**
 - Sanford Farmers' Market
 - Pollinator Haven at 2420 Tramway
Road, Sanford, NC 27332

NC COOPERATIVE
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NC STATE
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SATURDAY, AUGUST 19

9 A.M. TO 12 P.M.

2420 TRAMWAY ROAD, SANFORD, NC 27332

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CHAINSAW COWBOYS:
CHAINSAW SAFETY
FOR HOMEOWNERS**




Fee: \$25

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with the experts!
Staff from Bartlett Tree Experts
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Right Under Our Noses: Carolina Trace and Bradford Pears

Amanda Wilkins
Horticulture Agent
NC Cooperative Extension- Lee County
Center

August 14, 2023

Why am I here today?

- What is NC Cooperative Extension?
- What are Bradford Pears?
- What are invasive species?
- What is the Bradford Pear Bounty?
- What is up with all those Bradford Pears along Trace Way?



- Pollinator Haven Garden, NC Cooperative Extension- Lee County Center, 2420 Tramway Road

Find yours: <https://www.ces.ncsu.edu/local-county-center/>

Mission

- NC State Extension extends research-based knowledge to all North Carolinians, helping them transform science into everyday solutions that improve their lives and grow our state.

Vision

- We are the trusted, go-to resource for connecting research and education to the communities, economies and families of our state, creating prosperity for all North Carolinians.

NC STATE

Extension Master Gardener

Our mission is to connect people to horticulture through science-based education and outreach that empowers North Carolinians to cultivate healthy plants, landscapes, ecosystems, and communities.

Photo by Amanda Wilkins



What are “Bradford Pears”?

- Scientific name: *Pyrus calleriana*
- Cultivar of Callery Pear
- Native to China
- Brought into the US in the 1960s as a landscape tree, popularized in the 1990s
- Wasn't an issue until:
 - Other varieties introduced
 - Nursery-people propagating from seeds
 - Overused as a landscape tree



All the Reasons to Keep Them...



- They're perfectly healthy plants
- The bees love them!
- They were my [special person's] plant
- I don't like to use chemicals on my property
- "My" birds nest in them
- It would look so different in my yard
- It is too much work to remove them

1 It's invasive!

Bradford pears are cultivars of the Callery pear, which was brought to the U.S. in the early 1900s in an attempt to improve disease resistance of pear trees.

It was believed that these trees would not be able to spread. However, different cultivars are able to cross, allowing them to escape into our natural forests. These trees spread quickly and outcompete native plants by shading them.

2 It's weak, annoying, and stinky!

Bradford pear trees are structurally weak. They readily break during storms, creating an annoying mess for homeowners following wind, snow, or ice. And while they may have pretty flowers, this beauty comes at a cost! Many people report that the flowers of the tree have a scent similar to rotting fish.

3 We have plenty of look-alikes!

The beauty of Bradford pears may make you reluctant to let them go, but don't worry! We have plenty of native trees that have very similar blossoms, such as the flowering dogwood, black cherry, and serviceberry. Native trees are beneficial for our ecosystems, allowing other native species to flourish.

Cut down your Bradford pear trees and get up to five free native trees at our events!

When spring flowers are blooming but they're all Bradford Pears



Joe Daniel Jesus

APR 16 AT 8:29 PM

What's the problem?

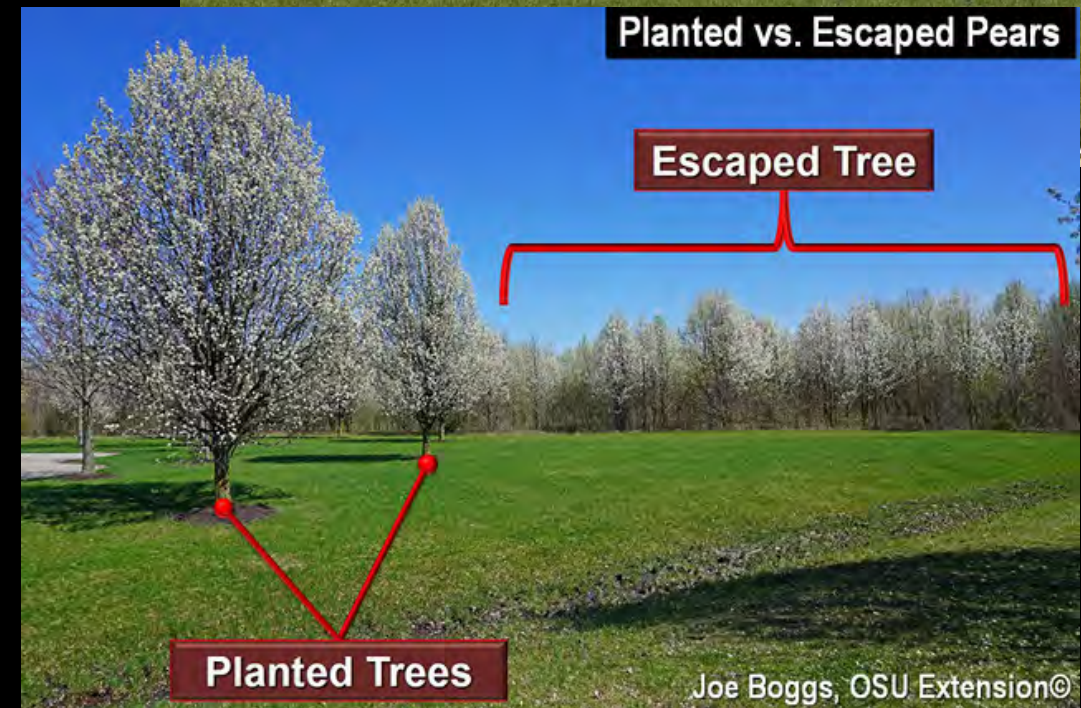
- Extremely invasive, fast-growing tree
- Often forms dense stands
- Chokes out native trees and overtakes open areas and fields
- Supports very little insect life, which means every callery pear tree represents a “food desert” for many songbirds
- Can produce viable fruit in as little as three years; fruit are spread by birds
- If the top of the tree dies, many sprouts emerge from the base
- Has large thorns capable of drawing blood and puncturing tires

Source: Clemson Cooperative Extension

Escaped Callery Pears
Climbing to New Heights



Planted vs. Escaped Pears



Photos by Joe Boggs, Ohio Cooperative Extension;
<https://bygl.osu.edu/node/1476>

The cost to control
invasive species and
the damages they
inflict upon property
and natural resources
in the U.S. is
estimated at
**\$137 billion
annually**



<https://cnr.ncsu.edu/news/2020/02/invasive-species-how-exotic-plants-animals-and-insects-impact-north-carolina/>



What is an Invasive Plant Species?

- (a) is nonnative to a specified geographic area,
- (b) was introduced by humans (intentionally or unintentionally),
- and (c) does or can cause environmental or economic harm or harm to humans.

Photo by Amanda Wilkins

Invasive Species Term Definitions

(Iannone, et al. 2020, Journal of Extension)



Monarda clinopodia
and Bumble Bee, both Native!
Video by Amanda Wilkins

- **Native**
 - A species that occurs naturally in a specified geographic area.
- **Nonnative**
 - A species that does not occur naturally in a specified geographic area.
- **Introduced**
 - A species brought to a new geographic area intentionally or unintentionally by humans.

Invasive Species Term Definitions

(Iannone, et al. 2020, Journal of Extension)

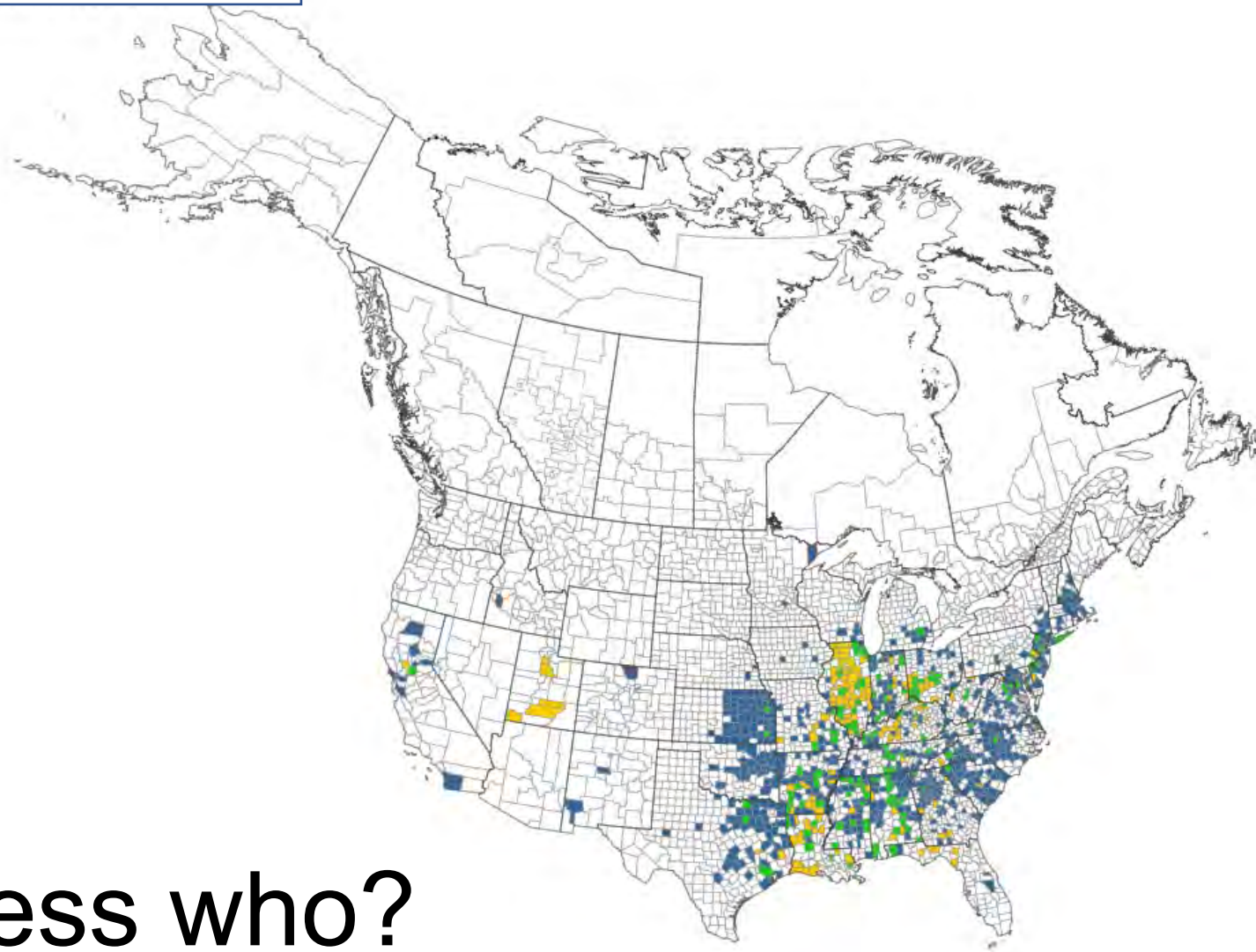
- **Established**
 - A species having a self-sustaining and reproducing population in a specified geographic area without the need for human intervention.
 - Applies to both native and nonnative species.
- **Nuisance**
 - An individual or group of individuals of a species that causes management issues or property damage, presents a threat to public safety, or is an annoyance.
 - Can apply to both native and nonnative species.
- **Range change**
 - The circumstance of a species' current/existing range growing, shrinking, or shifting over time.
 - This change can happen to native and nonnative species with or without human assistance.

Passionflower Vine, *Passiflora incarnata*
Photo by Amanda Wilkins



Why are they so successful?

- Produce large quantities of seed
- Thrive on disturbed soil
- Seeds are often distributed by birds, wind, or unknowingly humans allowing seed to moving great distances
- Aggressive root systems that spread long distances from a single plant
- Dense root systems that smother the root systems of surrounding vegetation
- *Allelopathy*- produce chemicals in their leaves or root systems which inhibit the growth of other plants around them



Guess who?

Legend

- No Data
- Literature only
- Observation only
- Both

Map created : 3/9/2023



Pre-Registration Form for the Lee County Bradford Pear Bounty

The Cooperative Extension Office in Lee County is very excited to be partnering with the City of Sanford to host a Bradford Pear Bounty event in Lee County in October 2023. We will also be celebrating the City of Sanford's 10-year anniversary of being a Tree City USA participant.

The website for reserving your replacement tree(s) will not be open until September, but we want to make sure you don't miss anything in the meantime. We will be offering classes and other educational information about invasive species, plant care and native plants.

This form is to capture your information so you will be the first to know when the website goes live!

THIS IS NOT THE FINAL REGISTRATION FORM.

Basic information about how it works:

Anyone in Lee County and the surrounding areas can get a free tree for cutting down their Callery pears in 2023. You **MUST** take a **BEFORE** and **AFTER** picture, and register on the Bradford Pear Bounty website. You can get up to five free trees under this program.

<https://go.ncsu.edu/bradfordbountypreregleeeco2023>

The Bradford Bounty Program



- Started by Clemson Cooperative Extension in South Carolina as an outreach program, and is still going strong today
- Started in North Carolina in 2022
- Lee County became a partner in November 2022
- Event in Lee County: Saturday, October 28, 2023
- 10-Year Anniversary of Sanford being a Tree City USA

NC Bradford Pear Bounty is a collaborative program between NC State Extension, NC Urban Forest Council, NC Forest Service, and NC Wildlife Federation

NC STATE
EXTENSION



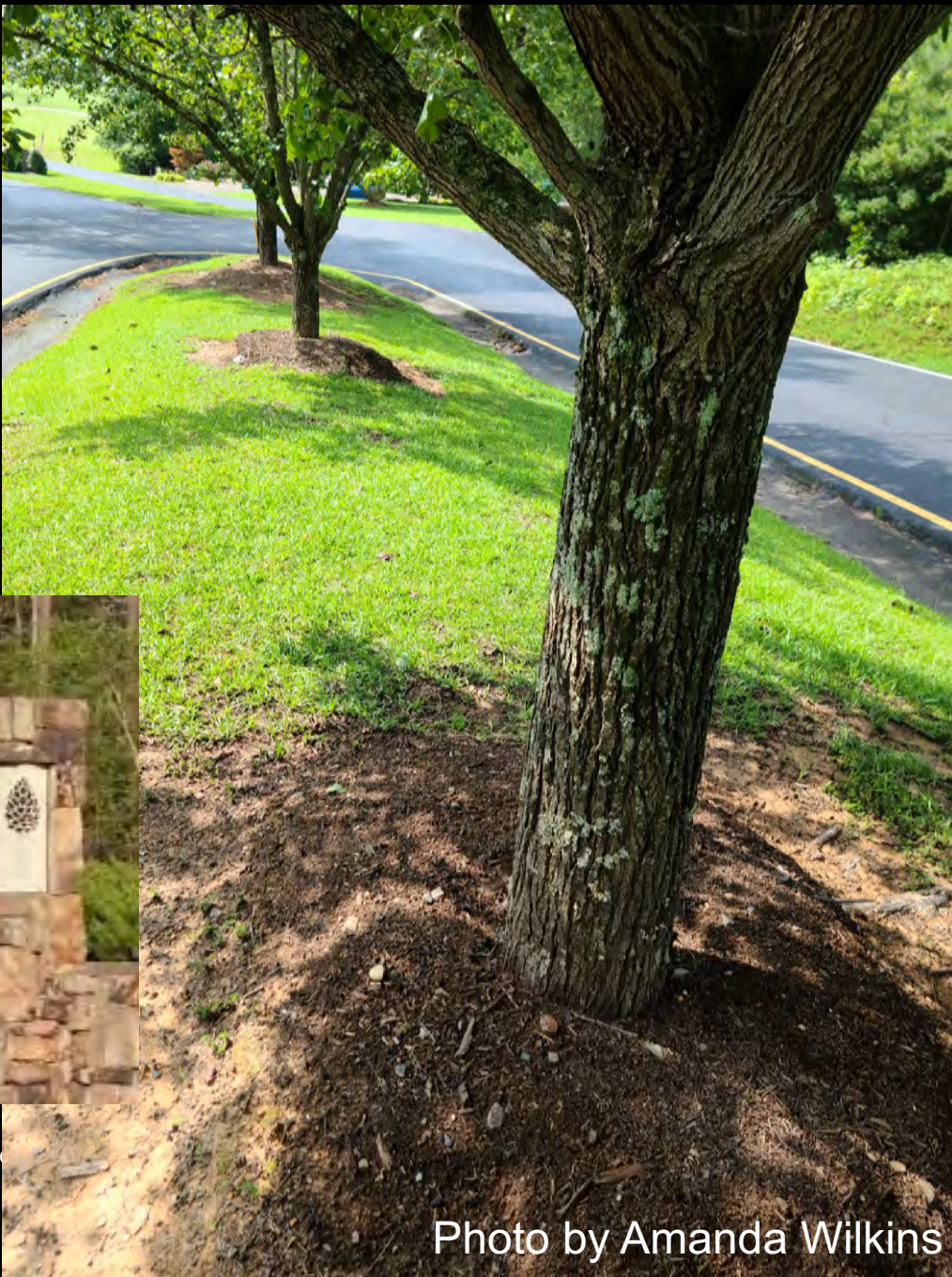
Requirements for the Bradford Pear Bounty Program

- Pre-registration is required
- **Tree removal is the homeowner's responsibility**
 - Several tree care service providers are offering discounts for those participating in the program
- This is an event-based program. Participants **MUST** attend at the location and date/time of the event to pick up their trees.
- Only the homeowner can register and receive replacement trees.
- Any North Carolina resident is eligible.
- **A before and after photo must be brought to the event** (i.e., a picture of the tree standing and a picture of the tree on the ground/cut).
 - If the tree was not flowering when cut, an additional photo with a close up of the leaves or bark is required.
- Replacement trees are free, native, and offered on a first-come, first-served basis.
- One native tree is exchanged for each Bradford/Callery pear tree removal. **Up to five (5) trees can be exchanged.**



storm damage (general), Photo by [Rebekah D. Wallace, University of Georgia, Bugwood.org](#),
Image Number: 5561871;
<https://www.invasive.org/browse/detail.cfm?imgnum=5561871>

5561871

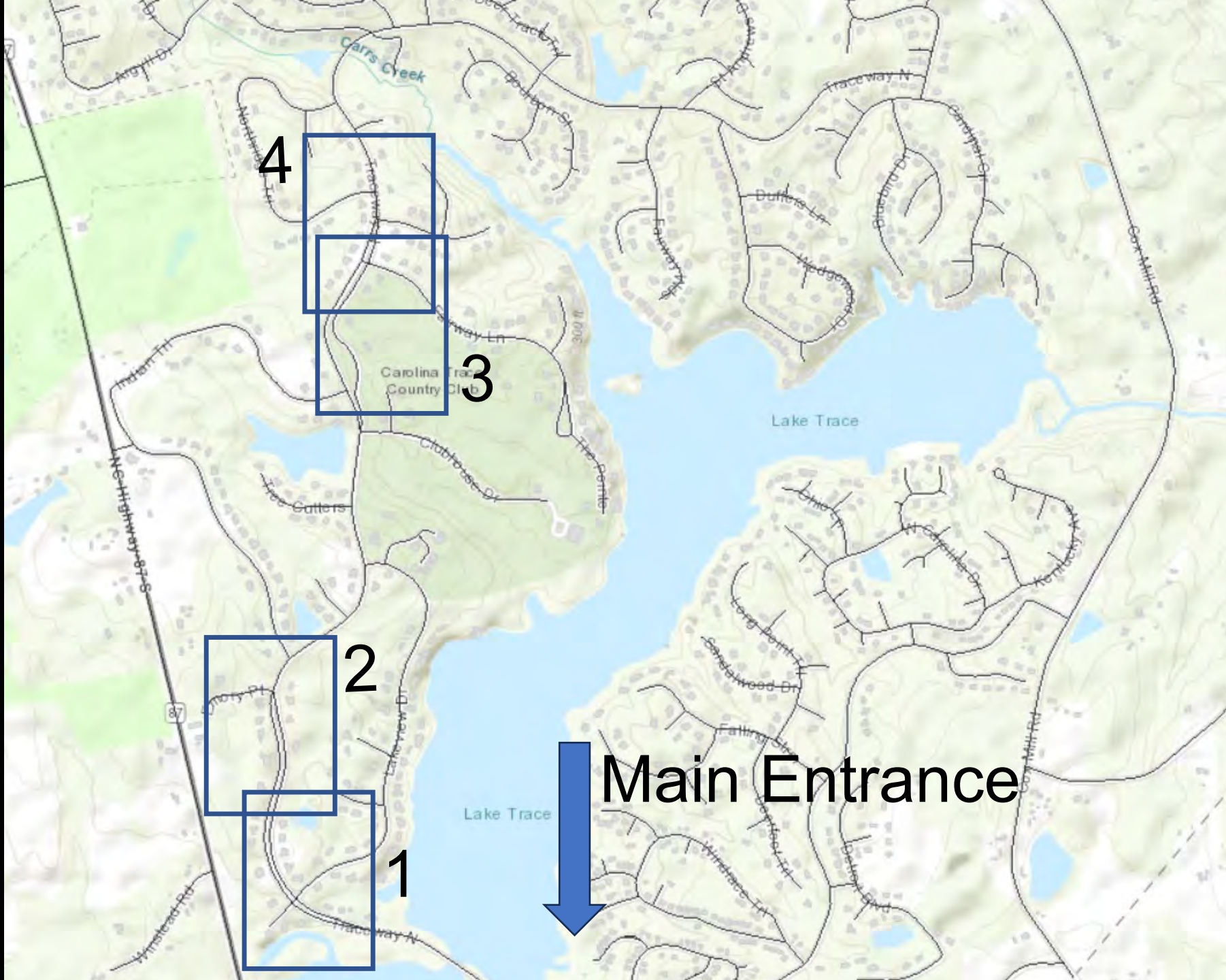


What does this
have to do with
Carolina Trace?



Source:
<https://www.facebook.com/ctainc/>

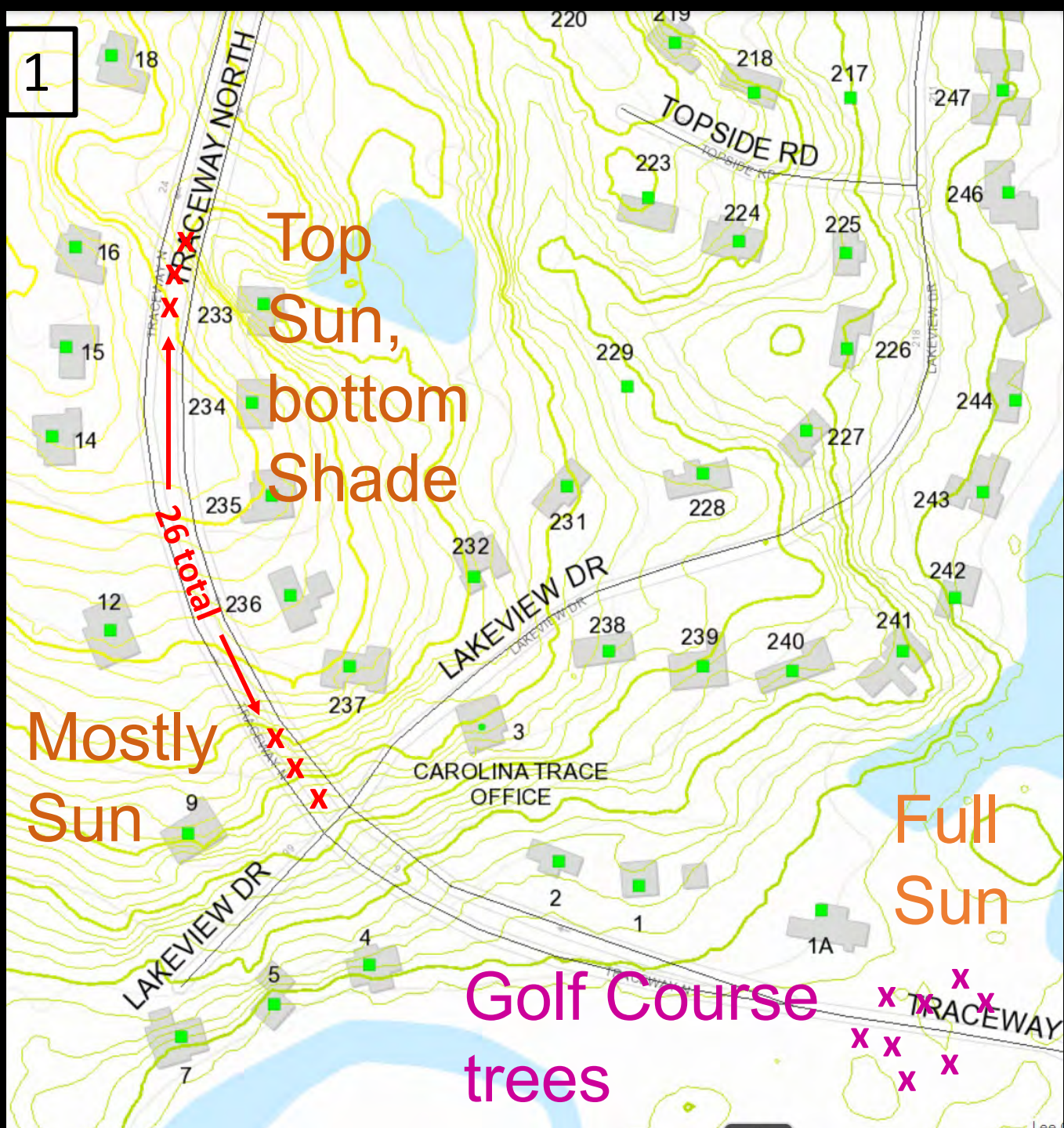
Photo by Amanda Wilkins



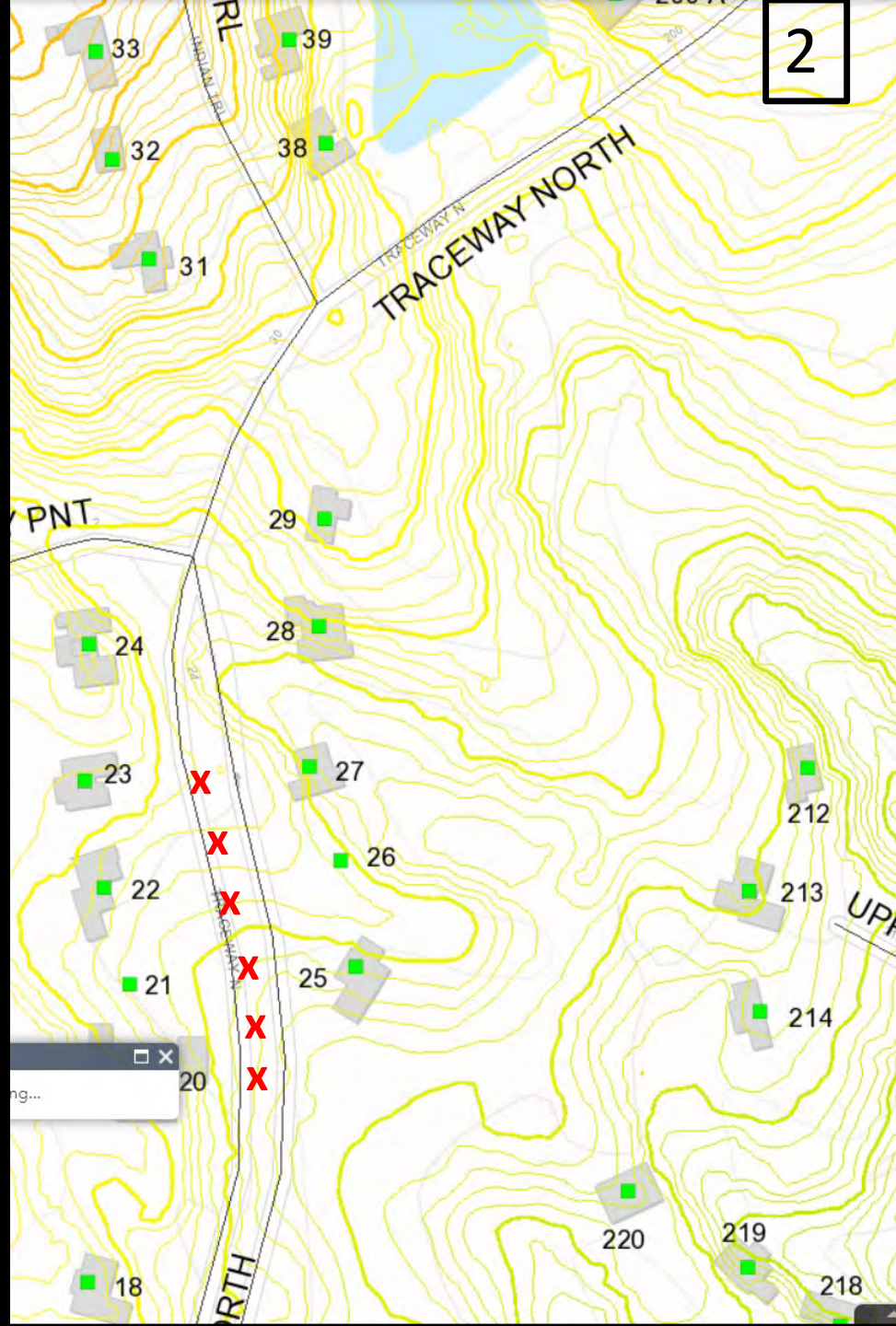
Viewed
at 2:45 pm,
8 June, 2023.
Developed by
Karen Glaser

45 in CTA
8 on Golf
Course
Property

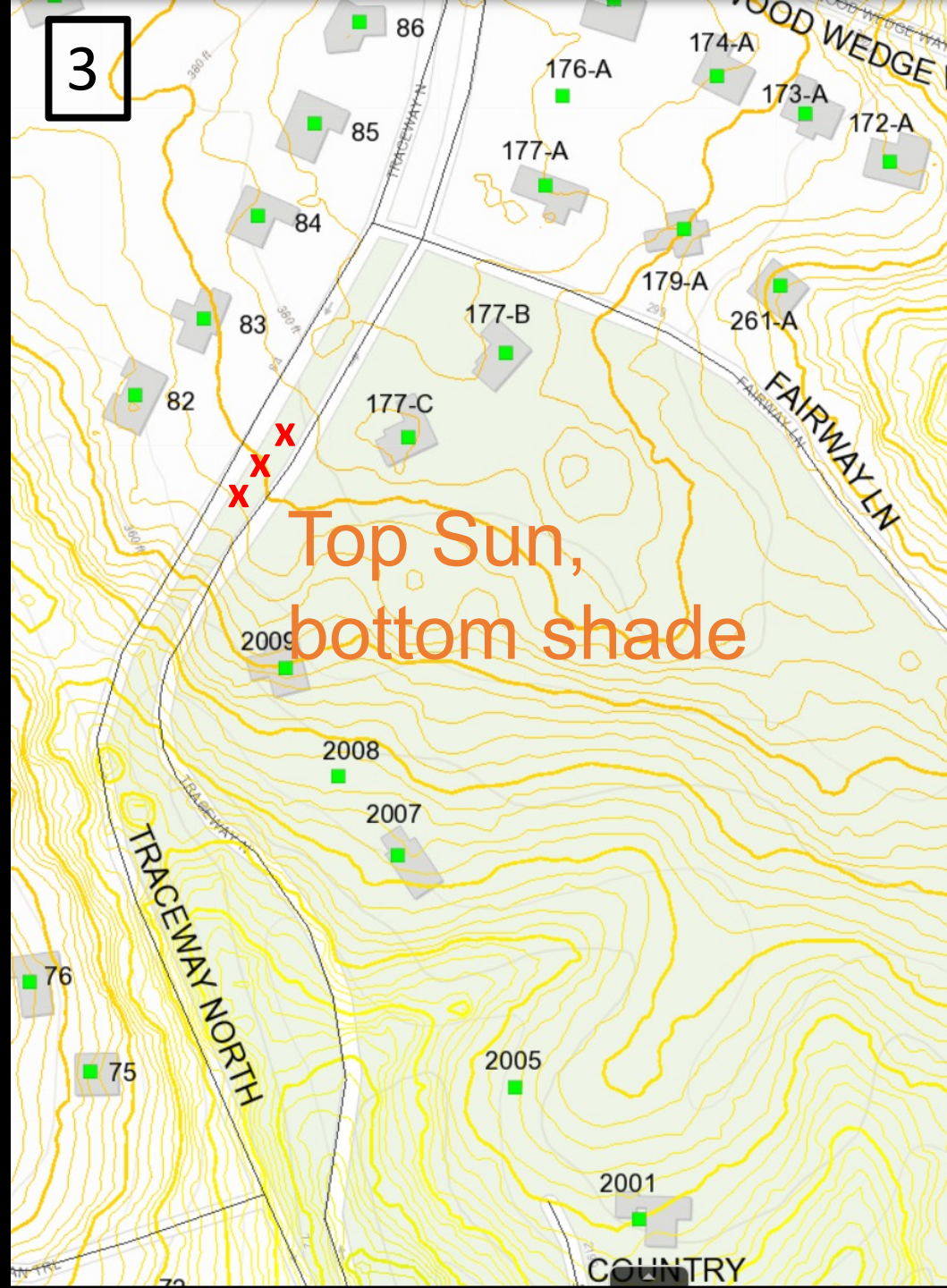
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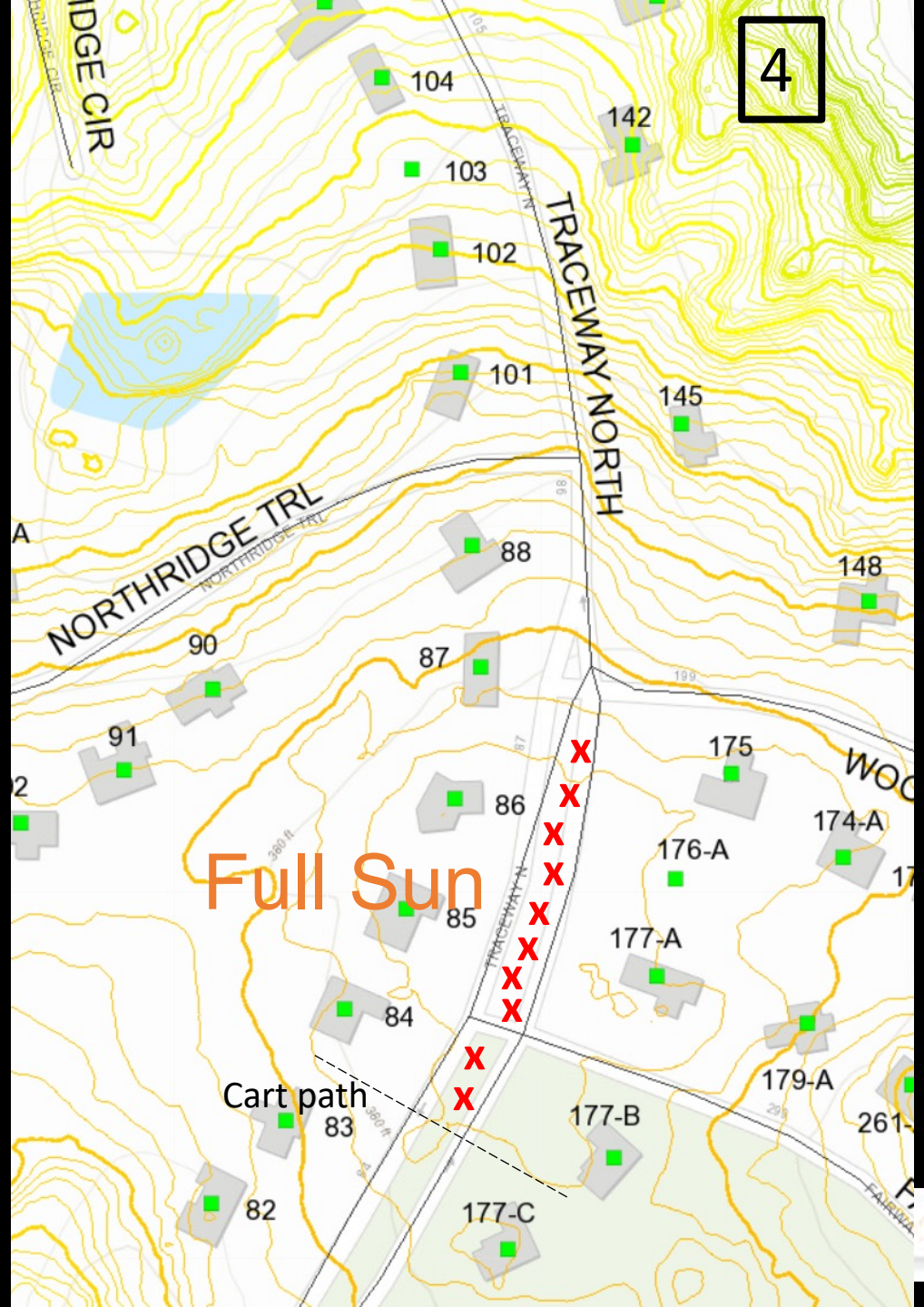
2



3



4



Negative Impacts on Forest Ecosystems

Photo by Amanda Wilkins



- Reduce forest health and timber productivity
- Impact ecosystem services
- Displace native plants
- Affect wildlife habitat and populations
- Reduce biodiversity



Photo by Amanda Wilkins

Why you should care

- **Native Ecosystem Integrity:**
 - Human health depends on healthy, functioning ecosystems
- **Invasive plants don't recognize property lines or political boundaries:**
 - free from the natural competition, herbivores, insects and diseases that normally keep populations in check
- **The Unknown Future:**
 - The long term effects of invasive plants on biodiversity are just beginning to be understood
 - Forests are complex systems of interacting organisms; the loss of one plant species can affect many other plants, animals, and microorganisms.

Process and Plan

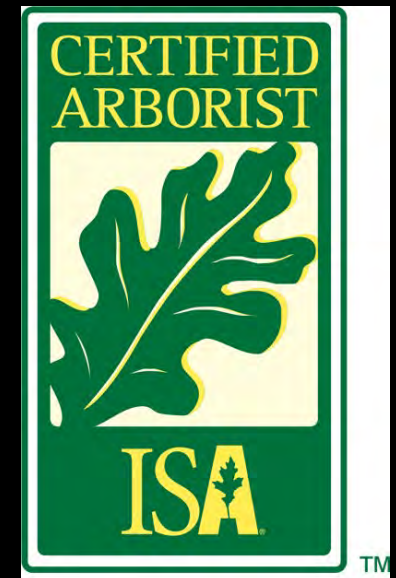
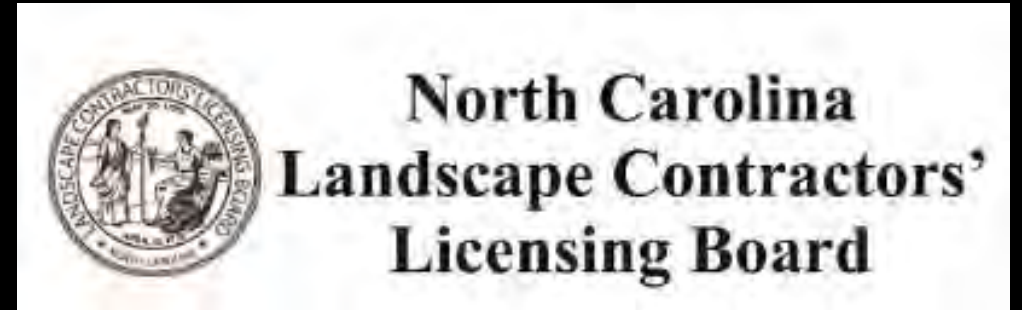
- 1. Decide to remove trees**
 - a) Bradford pears are invasive species and are becoming diseased
- 2. Write out plan of work**
 - a) See "What to Budget For"
- 3. Put out bids for work**
 - a) See "Hiring a Professional"
- 4. Get work done**
 - a) Tree Removal
 - b) Soil Amendments
 - c) Plant Trees
 - d) Maintain Trees



Photo by Amanda Wilkins

Hiring a Professional

- It is important!!
- This is SKILLED work
- Save time and money
- Education
 - Secondary education not necessarily required
 - Some education is CRITICAL
- What's involved
 - Certification exam
 - Continuing education requirements
 - Bonded and insured



Hiring a Professional

- NC Landscape Contractor's License
 - (must have if job is +\$30,000 cost)
- NC Irrigation Contactor's License
- ISA Certified Arborist Certification
- NC Pesticide Applicator's License
- NC Certified Plant Professional
- NC Certified Residential Rain Garden Professionals
- NC Board of Landscape Architects

Read more here:
<https://lee.ces.ncsu.edu/2022/12/finding-good-qualified-help/>



What to Budget For To Make Sure It is Done RIGHT

- **Materials**

- Soil amendments
- Fertilizer
- Mulch
- Plants

- **Labor**

- Cutdown
- Removal of material
- Stump grinding
- Herbicide application
- Proper Planting*
- Time



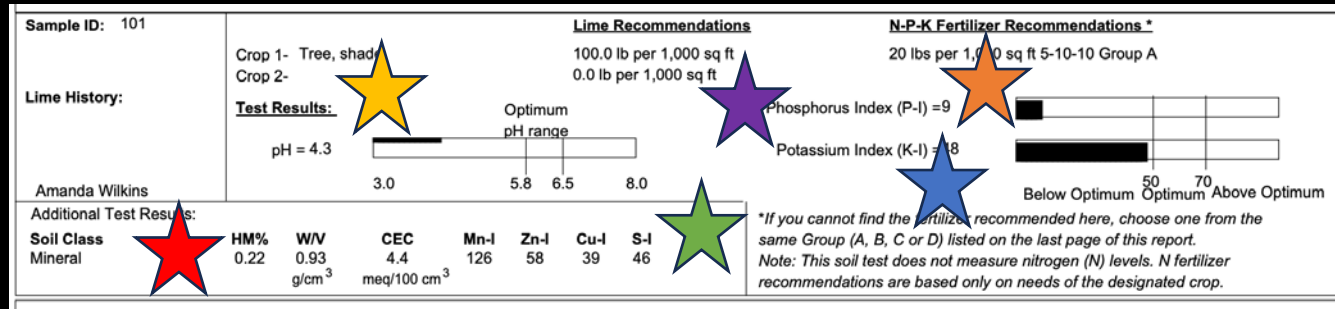
Photo by Amanda Wilkins

Soil Sampling is Important!

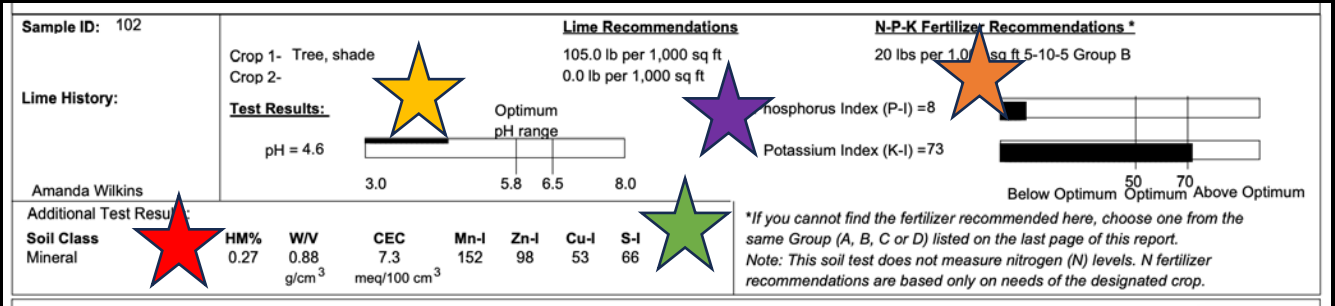


Photos by Amanda Wilkins

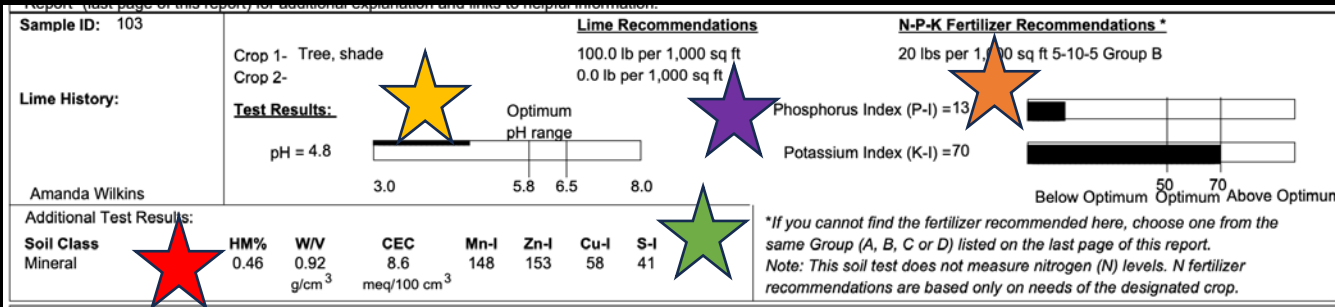
Soil Test Results



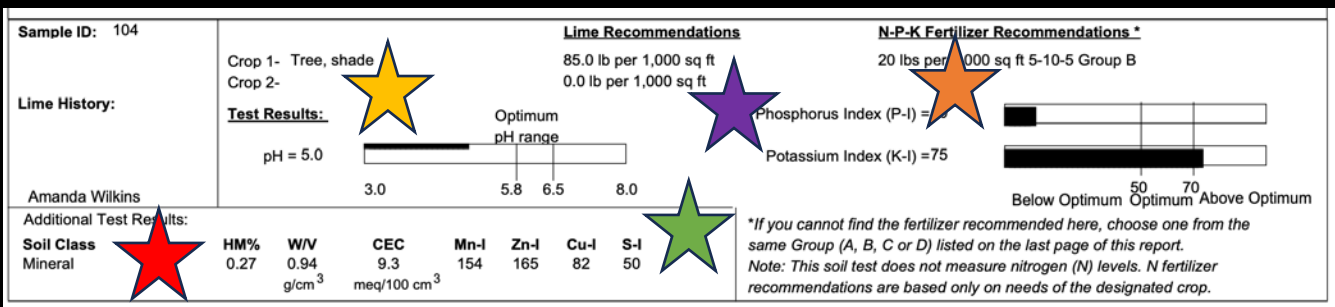
- ★ Low Potassium
- ★ Low Phosphorus
- ★ pH well below the optimal range



- ★ Low in key micro nutrients
- ★ Lime recommendations: ~100 lbs per 1,000 square feet

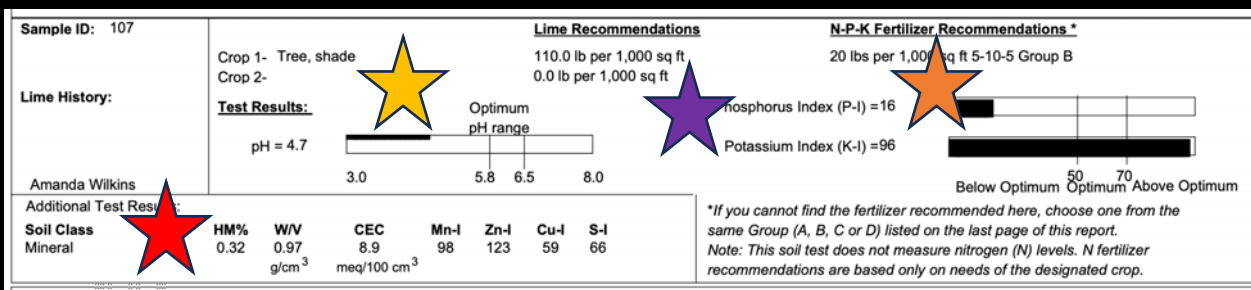
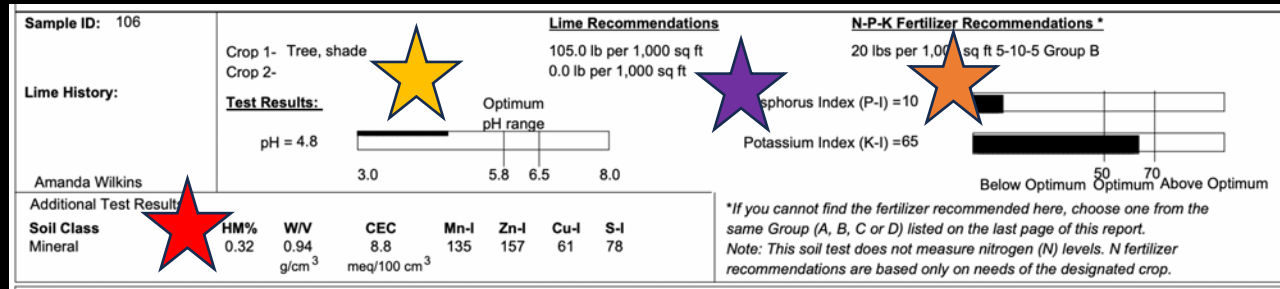
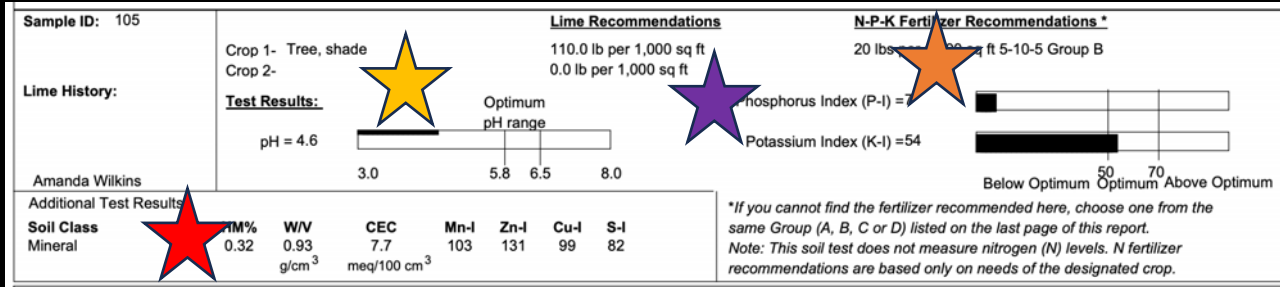


- ★ Low humic matter



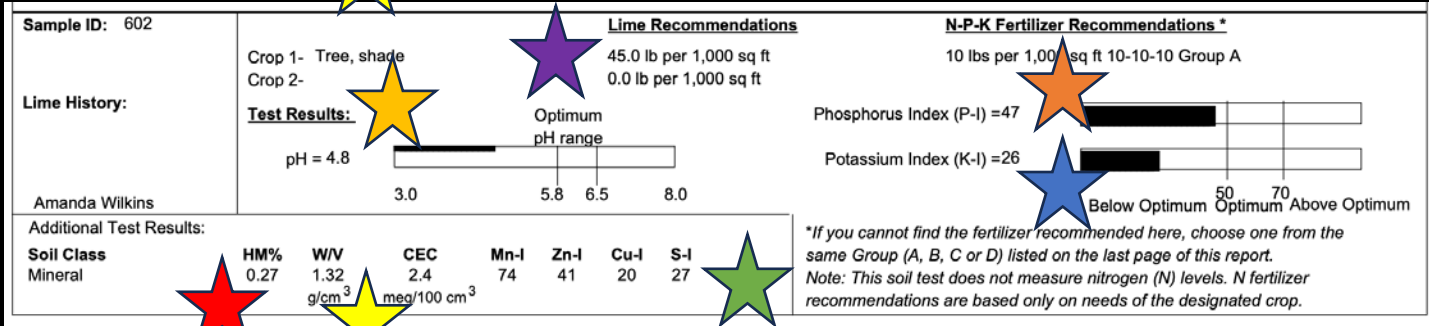
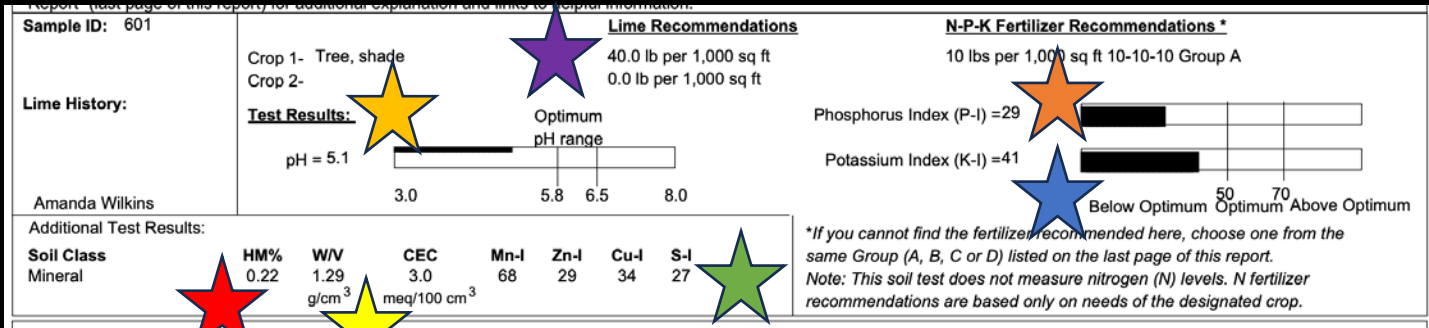
Soil Results

- ★ Low Phosphorus
- ★ pH well below the optimal range
- ★ Lime recommendations: ~100 lbs per 1,000 square feet
- ★ Low humic matter

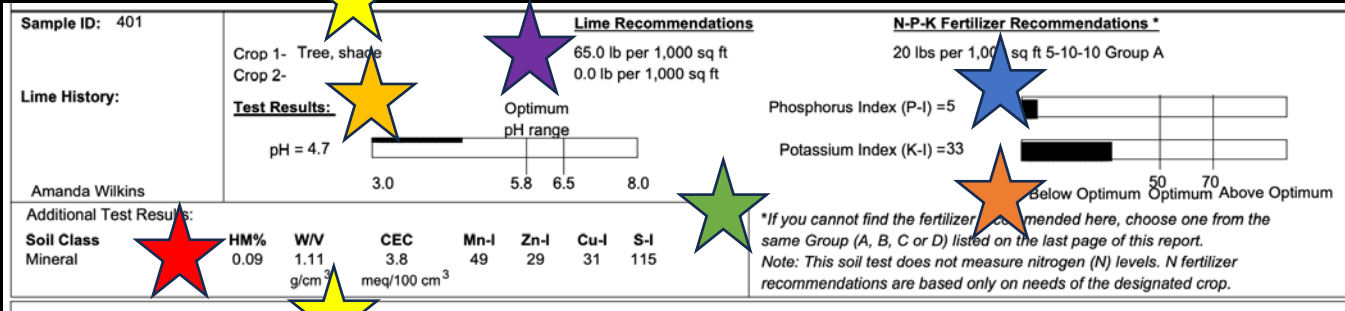
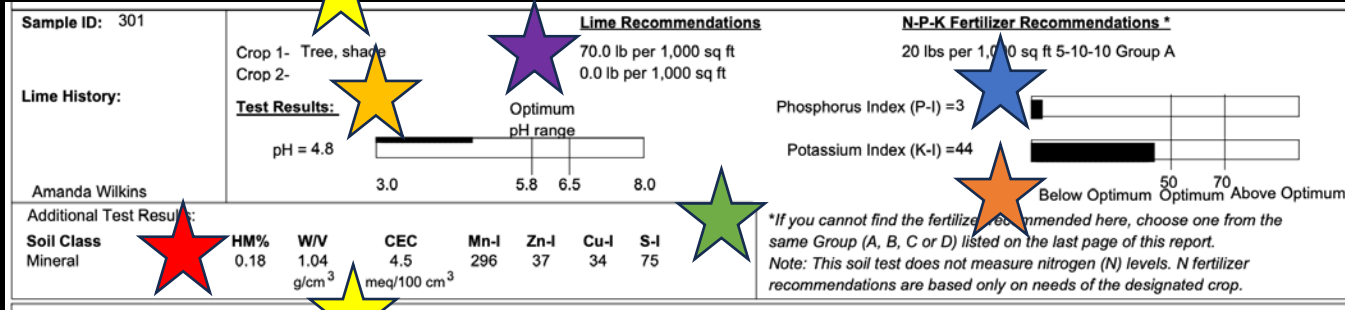
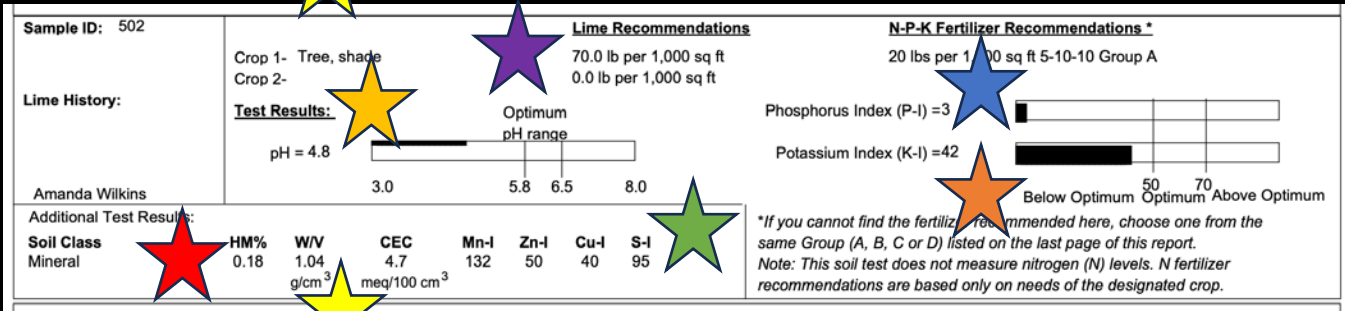
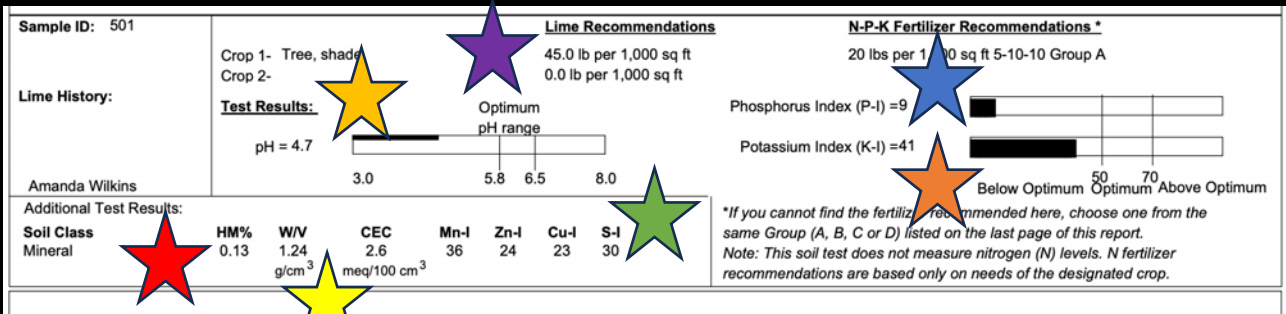


Soil Results

- ★ Low Potassium
- ★ Low Phosphorus
- ★ pH well below the optimal range
- ★ Low in key micro nutrients
- ★ Lime recommendations:
~45 lbs per 1,000 square feet
- ★ Low humic matter
- ★ Very compacted soils



Soil Results



- ★ Low Potassium
- ★ Low Phosphorus
- ★ pH well below the optimal range
- ★ Low in key micro nutrients
- ★ Lime recommendations: ~50 lbs per 1,000 square feet
- ★ Low humic matter
- ★ Slightly compacted soils

Soil Recommendations

- **Aerate soils using an aerator**
- **Apply two inches of Brooks Contractor Mix evenly over the area**
 - Has the ability to raise the pH of soils, due to egg shell components
 - Reduce liming costs***
- **Apply appropriate fertilizers**
- **Mulch or reseed**
 - If reseeding DO NOT reseed within six feet of trunk of new trees
 - Always maintain grass-free buffer between turf and tree trunk
 - Reapply mulch annually- pine straw, triple shred or arborist chips are appropriate



Photo by Amanda Wilkins

Make Sure Trees are Properly Mulched



TOO MUCH MULCH



**Trees surrounded
by landscape fabric**



**MULCHED TOO
DEEPLY**



Improperly-mulched
Bradford Pears
along Traceway

- No root flair
- Chronic
- Terminal
- Not beneficial

Photo by Amanda Wilkins



Photo by Amanda Wilkins

Plant Recommendations

- *Amelanchier canadensis*, Serviceberry*
- *Benthamidia florida*, Flowering dogwood*
- *Cercis canadensis*, Redbud*
- *Chionanthus virginicus*, White fringetree*
- *Halesia diptera var. magniflora*, Carolina Silverbell
- *Magnolia virginiana*, Sweetbay Magnolia
- *Magnolia* ssp., Tulip Magnolias
- *Oxydendrum arboretum*, Sourwood*

***Available through Bradford Pear Bounty

Amelanchier canadensis, Serviceberry*



- **Habit:** Upright, vase-shaped tree
- **Size:** 15' x 15'
- **Bloom time:** March-April
- **Fall color:** Bright red to orange
- **Other characteristics:** Host plant for butterfly, birds like the fruit, fruit prone to cedar apple rust, edible fruit

Benthamidia florida, Flowering dogwood*

- **Habit:** Wide small tree
- **Size:** 15-20' wide by 15-20' tall
- **Bloom time:** Spring
- **Fall color:** Red to purple
- **Other characteristics:** State Flower of NC, good pollinator plant, fruit desirable to birds,



Photos by Amanda Wilkins

Cercis canadensis, Redbud*



Photos by Amanda Wilkins



- **Habit:** Wide, arching, multi-trunked small tree
- **Size:** 15-20' wide by 15-20' tall
- **Bloom time:** Late Winter to Spring
- **Fall color:** Yellow to orange
- **Other characteristics:** Lots of leaf and flower colors available, leaves are heart-shaped, bright purple flowers in winter, great pollen source for early pollinators, leaves breakdown quickly, very tough plant

Chionanthus virginicus, White fringetree*



Photos by Amanda Wilkins

- **Habit:** Upright, vase-shaped
- **Size:** 15-20' wide by 15-20' tall
- **Bloom time:** Late Winter to Early Spring
- **Fall color:** Yellow
- **Other characteristics:** Beautiful long leaves, plants are male or female, females make berries preferred by birds, fast-growing once established

Magnolia virginiana, Sweetbay Magnolia

- **Habit:** Upright, multi-trunked tree
- **Size:** 15-20' wide by 20-40' tall
- **Bloom time:** June to August
- **Fall color:** Evergreen, but will drop leaves in spring
- **Other characteristics:** Fruits are very desirable to birds, flowers for a long period, mostly evergreen, leaves breakdown quickly



Karen Christine Hibbard, CC BY-NC-ND 2.0

Oxydendrum arboreum, Sourwood*

Siddarth Machado,
CC BY-NC-ND 2.0



- **Habit:** Small to medium tree, arching
- **Size:** 15' wide to 30' tall
- **Bloom time:** Summer
- **Fall color:** Red to purple
- **Other characteristics:** Makes excellent honey, very tough tree, excellent fall color, slow growing, long-lived tree

Martin LeBar, CC
BY-NC 2.0

Tulip Magnolia

- **Habit:** Upright, flame-shaped
- **Size:** 15' wide to 30' tall
- **Bloom time:** February to March
- **Fall color:** Yellow to orange
- **Other characteristics:** NOT native to Eastern North America, leaves breakdown very quickly, prone to late frosts some years, tough once established, needs little to no pruning, comes in a lot of colors, fast growing



Photos by Amanda Wilkins

Halesia diptera, Carolina Silverbell



Photo by Amanda Wilkins

- **Habit:** Upright, square tree
- **Size:** 15-20' wide by 15-20' tall
- **Bloom time:** April to May
- **Fall color:** Yellow
- **Other characteristics:** Interesting fruits, leaves breakdown quickly, excellent pollinator plant, VERY heavy flower production, slow growing

Lee County

Cut down your
callery pears...

Get a free native
tree!

Learn more at
lee.ces.ncsu.edu



When:
Saturday,
October 28,
2023



Pre-register here:

[https://go.ncsu.edu/
bradfordbountyprer
egleeco2023](https://go.ncsu.edu/bradfordbountypreregileco2023)



Thank you for your time!

Amanda Wilkins
Amanda_wilkins@ncsu.edu
919-775-5624

CTA Two Tier Voting, Per Dec. 2022 Census - Form updated 9/9/2023

MOTION #1

Motion 1 from Hidden Lake POA regarding proposed 2024 budget: Motion 1 from Hidden Lake POA regarding proposed 2024 budget: delete line item 50-5, Gatehouse Systems Hardware, and the \$50,000 allocated for the purchase of the computers to be used for the proposed Automatic Guest Pass System and reduce the Capital Budget items by \$50,000. This amount to be applied to a direct reduction in the assessments.

POA	POA CENSUS DATA			MEETING ATTENDANCE		VOTING BY POA (enter votes here)				VOTING BY LOTS			
	Total Lots	Assessable Lots	Net Voting Lots	POAs Present (1=present; 0=absent)	Voting Lots Present	POA	YES	NO	ABSTAIN	YES Votes By Lots	NO Votes By Lots	ABSTAIN Votes By Lots	1 vote per POA?
Eagles Nest	67	67	62	1	62	EN				0	0	0	OK
Golf East	82	82	82	1	82	GE				0	0	0	OK
Golf North	137	137	137	1	137	GN				0	0	0	OK
Golf West	46	45	45	1	45	GW				0	0	0	OK
Harbor Creek	167	166	154	0	0	HC				0	0	0	OK
Hidden Lake	254	254	236	1	236	HL	1			236	0	0	OK
Highland Woods	47	46	44	0	0	HW				0	0	0	OK
Lakewood	71	69	47	1	47	LW				0	0	0	OK
Laurel Thicket	251	251	246	1	246	LT	1			246	0	0	OK
Mallard Cove	201	196	194	1	194	MC				0	0	0	OK
North Shore	317	312	311	1	311	NS				0	0	0	OK
Sedgemoor	170	170	168	0	0	SM				0	0	0	OK
South Landing	142	142	138	1	138	SL				0	0	0	OK
Southwind	170	170	154	1	154	SW				0	0	0	OK
Stonegate	49	47	44	1	44	SG	1			44	0	0	OK
Village at Trace	36	36	36	1	36	VT				0	0	0	OK
Woodfield	73	72	70	1	70	WF				0	0	0	OK
Woodmere-Trentwood	235	235	230	1	230	WT				0	0	0	OK
Totals	2515	2497	2398	15	2032		3	0	0	526	0	0	

TOTAL "YES" VOTES REQUIRED FOR MOTION TO PASS: 51% of Column D total = 1223 66.667% of Column E total = 1355	RESULTS:	% of YES votes	% of NO & ABSTAIN Votes	526	0
		21.9%	0%	This condition FAILED	
		25.9%	0%	This condition FAILED	

Two Tier Voting: Approval shall require: (1) a majority vote by Directors or Alternate Directors in attendance who shall vote their respective POA as an undivided voting block. The sum of the lots represented by the Directors or Alternated Directors in attendance shall equal 100%. Approval requires two-thirds (2/3) of that sum. However, such two-thirds (2/3) total cannot be less than 51% of the total lots represented by all POAs in good standing.

CTA Two Tier Voting, Per Dec. 2022 Census - Form updated 9/9/2023

MOTION #2

SUBJECT: Motion 2 from Hidden Lake POA: delete Line Item 52.7, Lake Trace Maintenance, in the amount of \$5,000 should be removed from the Capital Budget as the lake is the responsibility of the Country Club and any expenditures on the lake by CTA should be for exceptional reasons only, and then only by agreement of the community. This item is also not a Capital expense. The \$5,000 to be applied directly to reduce the assessments.

POA	POA CENSUS DATA			MEETING ATTENDANCE		VOTING BY POA (enter votes here)				VOTING BY LOTS			
	Total Lots	Assessable Lots	Net Voting Lots	POAs Present (1=present; 0=absent)	Voting Lots Present	POA	YES	NO	ABSTAIN	YES Votes By Lots	NO Votes By Lots	ABSTAIN Votes By Lots	1 vote per POA?
Eagles Nest	67	67	62	1	62	EN				0	0	0	OK
Golf East	82	82	82	1	82	GE				0	0	0	OK
Golf North	137	137	137	1	137	GN	1			137	0	0	OK
Golf West	46	45	45	1	45	GW	1			45	0	0	OK
Harbor Creek	167	166	154	0	0	HC				0	0	0	OK
Hidden Lake	254	254	236	1	236	HL	1			236	0	0	OK
Highland Woods	47	46	44	0	0	HW				0	0	0	OK
Lakewood	71	69	47	1	47	LW	1			47	0	0	OK
Laurel Thicket	251	251	246	1	246	LT	1			246	0	0	OK
Mallard Cove	201	196	194	1	194	MC				0	0	0	OK
North Shore	317	312	311	1	311	NS				0	0	0	OK
Sedgemoor	170	170	168	0	0	SM				0	0	0	OK
South Landing	142	142	138	1	138	SL				0	0	0	OK
Southwind	170	170	154	1	154	SW	1			154	0	0	OK
Stonegate	49	47	44	1	44	SG	1			44	0	0	OK
Village at Trace	36	36	36	1	36	VT				0	0	0	OK
Woodfield	73	72	70	1	70	WF	1			70	0	0	OK
Woodmere-Trentwood	235	235	230	1	230	WT	1			230	0	0	OK
Totals	2515	2497	2398	15	2032		9	0	0	1209	0	0	

TOTAL "YES" VOTES REQUIRED FOR MOTION TO PASS: 51% of Column D total = 1223 66.667% of Column F total = 1355	RESULTS:	% of YES votes	% of NO & ABSTAIN Votes	1209	0
		50.4%	0%	This condition FAILED	
		59.5%	0%	This condition FAILED	

Two Tier Voting: Approval shall require: (1) a majority vote by Directors or Alternate Directors in attendance who shall vote their respective POA as an undivided voting block. The sum of the lots represented by the Directors or Alternated Directors in attendance shall equal 100%. Approval requires two-thirds (2/3) of that sum. However, such two-thirds (2/3) total cannot be less than 51% of the total lots represented by all POAs in good standing.

CTA Two Tier Voting, Per Dec. 2022 Census - Form updated 9/9/2023

MOTION #3

SUBJECT: Motion 3 from Hidden Lake POA regarding proposed 2024 budget: delete Line Item 53.8, Add General Contractor Labor, in the amount of \$10,000 should be removed from the Capital Budget as there has been no specific reason for this expense. This is also not a Capital Expense. The \$10,000 to be applied directly to reduce the assessments.

POA	POA CENSUS DATA			MEETING ATTENDANCE		VOTING BY POA (enter votes here)				VOTING BY LOTS			
	Total Lots	Assessable Lots	Net Voting Lots	POAs Present (1=present; 0=absent)	Voting Lots Present	POA	YES	NO	ABSTAIN	YES Votes By Lots	NO Votes By Lots	ABSTAIN Votes By Lots	1 vote per POA?
Eagles Nest	67	67	62	1	62	EN				0	0	0	OK
Golf East	82	82	82	1	82	GE				0	0	0	OK
Golf North	137	137	137	1	137	GN	1			137	0	0	OK
Golf West	46	45	45	1	45	GW				0	0	0	OK
Harbor Creek	167	166	154	0	0	HC				0	0	0	OK
Hidden Lake	254	254	236	1	236	HL	1			236	0	0	OK
Highland Woods	47	46	44	0	0	HW				0	0	0	OK
Lakewood	71	69	47	1	47	LW				0	0	0	OK
Laurel Thicket	251	251	246	1	246	LT				0	0	0	OK
Mallard Cove	201	196	194	1	194	MC				0	0	0	OK
North Shore	317	312	311	1	311	NS				0	0	0	OK
Sedgemoor	170	170	168	0	0	SM				0	0	0	OK
South Landing	142	142	138	1	138	SL	1			138	0	0	OK
Southwind	170	170	154	1	154	SW				0	0	0	OK
Stonegate	49	47	44	1	44	SG				0	0	0	OK
Village at Trace	36	36	36	1	36	VT				0	0	0	OK
Woodfield	73	72	70	1	70	WF	1			70	0	0	OK
Woodmere-Trentwood	235	235	230	1	230	WT				0	0	0	OK
Totals	2515	2497	2398	15	2032		4	0	0	581	0	0	

TOTAL "YES" VOTES REQUIRED FOR MOTION TO PASS: 51% of Column D total = 1223 66.667% of Column E total = 1355	RESULTS:	% of YES votes	% of NO & ABSTAIN Votes	581	0
		24.2%	0%	This condition FAILED	
		28.6%	0%	This condition FAILED	

Two Tier Voting: Approval shall require: (1) a majority vote by Directors or Alternate Directors in attendance who shall vote their respective POA as an undivided voting block. The sum of the lots represented by the Directors or Alternated Directors in attendance shall equal 100%. Approval requires two-thirds (2/3) of that sum. However, such two-thirds (2/3) total cannot be less than 51% of the total lots represented by all POAs in good standing.

CTA Two Tier Voting, Per Dec. 2022 Census - Form updated 9/9/2023

MOTION #4

SUBJECT: Motion 4 from Hidden Lake POA regarding proposed 2024 budget: delete Line Item 54.9, Centralized Boat Dock/Launch for Trace. This item should be removed from the budget and should not be appearing on the budget as at the last meeting this item was removed from consideration of the directors' vote. point of order - **item removed from most recent version of budget distributed; motion retracted by HLPOA.**

POA	POA CENSUS DATA			MEETING ATTENDANCE		VOTING BY POA (enter votes here)			VOTING BY LOTS				
	Total Lots	Assessable Lots	Net Voting Lots	POAs Present (1=present; 0=absent)	Voting Lots Present	POA	YES	NO	ABSTAIN	YES Votes By Lots	NO Votes By Lots	ABSTAIN Votes By Lots	1 vote per POA?
Eagles Nest	67	67	62	1	62	EN				0	0	0	OK
Golf East	82	82	82	1	82	GE				0	0	0	OK
Golf North	137	137	137	1	137	GN				0	0	0	OK
Golf West	46	45	45	1	45	GW				0	0	0	OK
Harbor Creek	167	166	154	0	0	HC				0	0	0	OK
Hidden Lake	254	254	236	1	236	HL				0	0	0	OK
Highland Woods	47	46	44	0	0	HW				0	0	0	OK
Lakewood	71	69	47	1	47	LW				0	0	0	OK
Laurel Thicket	251	251	246	1	246	LT				0	0	0	OK
Mallard Cove	201	196	194	1	194	MC				0	0	0	OK
North Shore	317	312	311	1	311	NS				0	0	0	OK
Sedgemoor	170	170	168	0	0	SM				0	0	0	OK
South Landing	142	142	138	1	138	SL				0	0	0	OK
Southwind	170	170	154	1	154	SW				0	0	0	OK
Stonegate	49	47	44	1	44	SG				0	0	0	OK
Village at Trace	36	36	36	1	36	VT				0	0	0	OK
Woodfield	73	72	70	1	70	WF				0	0	0	OK
Woodmere-Trentwood	235	235	230	1	230	WT				0	0	0	OK
Totals	2515	2497	2398	15	2032		YES 0	NO 0	ABSTAIN 0	YES 0	NO 0	ABSTAIN 0	

TOTAL "YES" VOTES REQUIRED FOR MOTION TO PASS: 51% of Column D total = 1223 66.667% of Column E total = 1355	RESULTS:	% of YES votes	% of NO & ABSTAIN Votes	0	0
		0.0%	0%	This condition FAILED	
		0.0%	0%	This condition FAILED	

Two Tier Voting: Approval shall require: (1) a majority vote by Directors or Alternate Directors in attendance who shall vote their respective POA as an undivided voting block. The sum of the lots represented by the Directors or Alternated Directors in attendance shall equal 100%. Approval requires two-thirds (2/3) of that sum. However, such two-thirds (2/3) total cannot be less than 51% of the total lots represented by all POAs in good standing.

CTA Two Tier Voting, Per Dec. 2022 Census - Form updated 9/9/2023

MOTION #5

SUBJECT: Motion 5 from Hidden Lake POA regarding proposed 2024 budget: If the first Hidden Lake motion fails, HL movesto seek a reduction in the Capital expense items that results in no increase in the individual assessments We understand that there are priority items and give the Budget committee the opportunity to select those items to keep while still reducing the capital budget by an amount necessary for a nil increase in the assessment.

POA	POA CENSUS DATA			MEETING ATTENDANCE		VOTING BY POA (enter votes here)				VOTING BY LOTS			
	Total Lots	Assessable Lots	Net Voting Lots	POAs Present (1=present; 0=absent)	Voting Lots Present	POA	YES	NO	ABSTAIN	YES Votes By Lots	NO Votes By Lots	ABSTAIN Votes By Lots	1 vote per POA?
Eagles Nest	67	67	62	1	62	EN				0	0	0	OK
Golf East	82	82	82	1	82	GE				0	0	0	OK
Golf North	137	137	137	1	137	GN	1			137	0	0	OK
Golf West	46	45	45	1	45	GW	1			45	0	0	OK
Harbor Creek	167	166	154	0	0	HC				0	0	0	OK
Hidden Lake	254	254	236	1	236	HL	1			236	0	0	OK
Highland Woods	47	46	44	0	0	HW				0	0	0	OK
Lakewood	71	69	47	1	47	LW	1			47	0	0	OK
Laurel Thicket	251	251	246	1	246	LT	1			246	0	0	OK
Mallard Cove	201	196	194	1	194	MC				0	0	0	OK
North Shore	317	312	311	1	311	NS				0	0	0	OK
Sedgemoor	170	170	168	0	0	SM				0	0	0	OK
South Landing	142	142	138	1	138	SL				0	0	0	OK
Southwind	170	170	154	1	154	SW	1			154	0	0	OK
Stonegate	49	47	44	1	44	SG	1			44	0	0	OK
Village at Trace	36	36	36	1	36	VT				0	0	0	OK
Woodfield	73	72	70	1	70	WF	1			70	0	0	OK
Woodmere-Trentwood	235	235	230	1	230	WT	1			230	0	0	OK
Totals	2515	2497	2398	15	2032		9	0	0	1209	0	0	

TOTAL "YES" VOTES REQUIRED FOR MOTION TO PASS:			RESULTS:	% of YES votes	% of NO & ABSTAIN Votes	1209	0
				50.4%	0%	This condition FAILED	
				66.667%	0%	This condition FAILED	

Two Tier Voting: Approval shall require: (1) a majority vote by Directors or Alternate Directors in attendance who shall vote their respective POA as an undivided voting block. The sum of the lots represented by the Directors or Alternated Directors in attendance shall equal 100%. Approval requires two-thirds (2/3) of that sum. However, such two-thirds (2/3) total cannot be less than 51% of the total lots represented by all POAs in good standing.

CTA Two Tier Voting, Per Dec. 2022 Census - Form updated 9/9/2023

MOTION #6

SUBJECT: Motion 1 from North Shore POA regarding proposed 2024 budget: NSPOA takes exception to #4 and #5 of the "TRAM report" on the budget summary. Point of order #4 removed; motion amended.

POA	POA CENSUS DATA			MEETING ATTENDANCE		VOTING BY POA (enter votes here)				VOTING BY LOTS			
	Total Lots	Assessable Lots	Net Voting Lots	POAs Present (1=present; 0=absent)	Voting Lots Present	POA	YES	NO	ABSTAIN	YES Votes By Lots	NO Votes By Lots	ABSTAIN Votes By Lots	1 vote per POA?
Eagles Nest	67	67	62	1	62	EN				0	0	0	OK
Golf East	82	82	82	1	82	GE	1			82	0	0	OK
Golf North	137	137	137	1	137	GN				0	0	0	OK
Golf West	46	45	45	1	45	GW	1			45	0	0	OK
Harbor Creek	167	166	154	0	0	HC				0	0	0	OK
Hidden Lake	254	254	236	1	236	HL	1			236	0	0	OK
Highland Woods	47	46	44	0	0	HW				0	0	0	OK
Lakewood	71	69	47	1	47	LW				0	0	0	OK
Laurel Thicket	251	251	246	1	246	LT	1			246	0	0	OK
Mallard Cove	201	196	194	1	194	MC				0	0	0	OK
North Shore	317	312	311	1	311	NS	1			311	0	0	OK
Sedgemoor	170	170	168	0	0	SM				0	0	0	OK
South Landing	142	142	138	1	138	SL				0	0	0	OK
Southwind	170	170	154	1	154	SW				0	0	0	OK
Stonegate	49	47	44	1	44	SG				0	0	0	OK
Village at Trace	36	36	36	1	36	VT				0	0	0	OK
Woodfield	73	72	70	1	70	WF				0	0	0	OK
Woodmere-Trentwood	235	235	230	1	230	WT				0	0	0	OK
Totals	2515	2497	2398	15	2032		5	0	0	920	0	0	

TOTAL "YES" VOTES REQUIRED FOR MOTION TO PASS: 51% of Column D total = 1223 66.667% of Column E total = 1355	RESULTS:	% of YES votes	% of NO & ABSTAIN Votes	920	0
		38.4%	0%	This condition FAILED	
		45.3%	0%	This condition FAILED	

Two Tier Voting: Approval shall require: (1) a majority vote by Directors or Alternate Directors in attendance who shall vote their respective POA as an undivided voting block. The sum of the lots represented by the Directors or Alternated Directors in attendance shall equal 100%. Approval requires two-thirds (2/3) of that sum. However, such two-thirds (2/3) total cannot be less than 51% of the total lots represented by all POAs in good standing.