

**GOOSE CREEK LANDING HOMEOWNERS  
ASSOCIATION MEETING**

July

30, 1994

The annual meeting of Goose Creek Landing Homeowners was called to order by President, Ronnie Smith at 10:15 a.m. on July 30, 1994 at the Crystal Coast Civic Center.

Members of the board were introduced to the group and a treasurer's report was submitted by Herb Amick, Managing Agent, voted on and accepted.

An election of new board members was held. Nominees were:

Mack Baker

Jimmy Forrest

Harold Hamlet

Ross Harwood

Harlon Jones

George Kivett

Evelyn Routh

Duke Thornton

Robert Cooley

Glenn Jackson

Lou Carreras

Those elected were: Mack Baker, Glenn Jackson & George Kivett.

**OLD BUSINESS:**

**Clotheslines** - A committee report was given by Marcia Williamson. The problem was discussed at length and the rules remain the same with the only acceptable type being the umbrella or retractable reel. All others must be removed and assistance in removal or addition of the new type will be given to those requesting it.

**Swim Area** - Mr. Carl Baker reported and discussion was held regarding enlargement of the area.

Providing mooring for jet skis is to be explored.

**Adopt-a-Highway Program** - Mack Baker urged homeowners to participate in the clean up of Red Barn Road at 2:30 p.m. (response was good). A BIG THANKS to all who helped pick up 20 bags of trash, especially to our young friends who did a great job for us.

**Trash Clean-up** — is available at no cost. Mr. Baker urged owners not to put their trash out by the street until Sunday afternoon or Monday morning. If you are unable to do this, please let us know and we will pick it up from your designated spot in your yard. All trash left from construction must be removed by your contractor.

**Speeding** - The possibility of adding speed bumps to control this problem which is still present was discussed. The majority felt we could solve this problem better by each owner being aware and urging all guests to adhere to the 15 MPH and warning anyone caught exceeding the limit that it must be enforced.

**Rentals** - There are to be no rentals of homes within the park. Violators of this rule will be dealt with accordingly.

**Golf Carts** - This remains a problem with underage drivers and driving at night without lights. If we violate this rule, we will lose this privilege. All golf carts are to display in 3 inch numbers the lot number of the

owner on the rear of the vehicle, if possible, or if not, on the front of the vehicle.

Dogs (outside pets, fences & dog pens) - This rule will be enforced without exception. Owners are required to clean up after their pets and be considerate of other owners.

Card Operated Security Gate - This option was discussed and approved by a large majority and will be in operation in 2 to 3 weeks.

#### NEW BUSINESS:

Driftwood Office - Michael Jones addressed to the group his desire to purchase the office and lot for his personal use as an office to aid in the re-sale of Goose Creek Landing property and stated he would help in monitoring the security gate. He received unanimous approval from our members.

For Sale Signs - On empty lots was discussed and there is no objection to one standard size sign on available lots.

Covered Dish Dinner - To be on the common was approved and a Fall date will be announced.

Erecting a Picnic Shelter - This was discussed and a committee appointed, chaired by Glenn Jackson including Aileen Baker, Nancy Taylor, Duke Thornton, Ross Harwood, Matt McDonald, Bond Hedgepeth, Danny Eason and Jack Hines to study the feasibility.

Utility Buildings - Carteret County Building Inspector has informed us, effective immediately, that no building larger than 10 x 10 feet may be erected at Goose Creek Landing.

The meeting was adjourned at 12:30 p.m.

## **Goose Creek Landing Homeowners Association**

### **Board Minutes**

**7/30/94**

Meeting was called to order at 2:10 p.m

Board members present were; Marcia Williamson, George Kivett, Glenn Jackson, Mack Baker, Carl Baker, Herb Amick

#### Board of Directors Officers:

The officers for the 1994-1995 year were elected as follows:

Mr. George Kivett as Board President, Mr. Mack Baker as Vice-President, Mr. Carl Baker as Secretary/Treasurer

#### **New Business**

The Association and Board of directors approved the selling of the Driftwood office and lot #27 to Michael Jones to be used as a sales office. The conditions of this sell are as follows: the property would revert back to residential status if and when resale was made by Michael Jones and that no other use could be made of the property without Board approval. Only one sales office will be allowed in the Park.

A car allowance for the Managing Agent of \$30.00/month was approved.

The Association and Board of Director approved programmable card system at the security gate. Each lot will receive 2 cards with an option to buy 3 more cards at a cost of \$15.00 each. Replacements for lost cards would also cost \$15.00 each. None of the fees are to be refundable.

Plans for a covered dish dinner in the Fall were discussed. Marcia Williamson was placed in charge of planning. A time was set - Saturday, October 8, 1994 at 5:00 p.m. Mr. Mack Baker said that Driftwood Development would provide the drinks, ice, paper plates, cups, etc. and a tent. It was stated that folding tables would be needed for the food and that Mr. Bond Hedgepeth might be able to help in solving this

problem.

Bunn and Nancy Bennett, Lot t2, have volunteered to compile the Directory for Goose Creek Landing. The Bennetts will need input from all owners as to the information they wanted included. Please send response directly to the Bennetts at THEIR address. See enclosed questionnaire and please respond with at least the minimum requested information.

A sign was requested to show where the end of the boat ramp is in the water. The Board approved a red line with the words "drop off" will be painted on the sea wall cap to notify the boaters of the location of the end of the ramp. Mr. Mack Baker said he would have Mike Chadwick take care of this.

The suggestion of a "turn-around" at the entrance gate was discussed but will not be done due to the additional land that will be required from the Corners.

The subject of Liability insurance was discussed. Mr. Mack Baker reported that we now have 2 million dollars with another 1 millions dollar umbrella. Herb was assigned the task of finding the cost of 1 million additional dollars of liability insurance for Goose Creek Landing.

The subject of moving the fish cleaning table to the other side of the pier was discussed, Because of the cost involved and the fact that it would eliminate one docking space, the Board made the decision to take no action at this time.

The Board will investigate the cost and C.A.M.A. (Coastal Area Management Association) requirements needed to extend the sea wall. Mr. Mack Baker volunteered to meet with C.A.M.A. and report back to the Board. Once the requirements and cost are available, this item will be reviewed with the Home Owners Association before action is taken.

A discussion of Homes and placement on the lots concluded with the following decisions: (A) single wide homes on double wide lots may be replaced with single wide homes of the same size, (B) all Goose Creek Landing property owners who own more than one (1) designated space are permitted to set up a Double wide Mobile Home on the two (2) designated spaces if the spaces are contiguous. All cost for appropriate water connections, power lines, telephone and septic lines or septic tank relocation is the responsibility of the lot owners. The on-site Management Agent will direct and locate each Mobile Home set up. All Rules and Regulations, By Laws and Joint Tenancy Agreements, etc. apply. Double wide homes now in place on single wide spaces may be replaced with the same size or smaller homes.

The feasibility study of hiring a off duty officer on Friday and Saturday nights of Labor Day, 4th of July and Memorial Day will be investigated Carl Baker will report back to the board.

Investigations with C.A.M.A. to allow the Association to furnish permanent public jet ski buoy tie of fs and request owners to remove all personal mooring devices will be made. Zw3r. Carl Baker will check with C.A.M.A. for their requirements.

The Association and Board of Directors will take action on any infractions of rules. The method stated in the By-Laws: Board of Directors can act as a group or through the managing agent. All problems should be documented and dealt with verbally, in writing or both and legal action taken if no other solution can be found.

#### **Rules reviewed:**

1. Owners must submit to the managing agent for approval all landscape plan.
2. No fence rule will stands and all violations will be notified.
3. The NO TV antenna rule stands. VHF antennas are not covered under this rule and, therefore, are acceptable,
- 4, The existing rules on clotheslines will be kept in force as is; all owners in violation will be advised by letter to remove them and also be given information on the acceptable type of clotheslines.

#### **Rules Amended;**

1. Trees, bushes, etc. cannot form *barriers* and be planted at least 10' apart on center and may not be planted within 2' of the designated space lines.
2. In addition to the existing rules governing golf cart)all golf carts are to be identified with owners original lot number with 3" letters on any area on the front or rear of the cart big enough to support them. All golf cart owners are to be notified by letter of this addition to the rules.
3. For Sale signs" on empty spaces were approved allowing only one 18" X 24" maximum size sign per space.

**Items reviewed with no action taken:**

1. The question of speed bumps was raised. It was decided not to install speed bumps at this time; however, speed bumps are still an option.

**GOOSE CREEK LANDING HOMEOWNERS ASSOCIATION  
SPECIAL MEETING  
WHITE OAK ELEMENTARY SCHOOL  
SATURDAY, MARCH 4, 1995**

Meeting called to order at 10:15 by Board member Mr. Glen Jackson.

Board Members present: Glen Jackson, Mack Baker, Marcia Williamson, Carl Baker

The turn-out of homeowners filled the room to capacity (200-250).

The water option (#1) to stay with Corner and Goose Creek Resort was killed and ruled no longer a viable option.

Mr. Jackson called for all proxy votes to be turned in, however after discussion, it was decided that proxy votes would be counted along with all other votes.

Using an overhead projector, Mr. Jackson outlined and explained each of the options available to us for acquiring water from the West Carteret Water Corp., listing the advantages and disadvantages of each. During these presentations Mr. Jackson paused very frequently to take and answer questions, listen to suggestions from the Association Members, and to provide time for comments from the members.

Following these discussions, Mr. Carl Baker moved a vote to be taken. The move was seconded and passed. The final outcome of the vote, (including proxies) was as follows:

OPTION #3 - bulk meter 139 votes

OPTION #2 Individual Meters 47 votes.

Meeting Adjourned at 1:45 P.M.

Herb. Amick

note taker

**GOOSE CREEK LANDING HOMEOWNERS ASSOCIATION  
ANNUAL METTING**

**WHITE OAK ELEMENTARY SCHOOL****JUNE 10, 1995**

The meeting was called to order at 10:45 AM by the President Mr. George Kivett. (The meeting was delayed because the person who was responsible for opening the building failed to show.) The meeting was held outside on the playground.

The minutes of the previous meeting were read by Mr. Carl Baker and the Treasurers report given.

Mr. Kivett introduced Lisa D. Smith-Perri, the assistant to the Board of Directors of the West Carteret Water Corp. Lisa stated that West Carteret Water had the only water purification plant of its kind in the United States, and that it is a "state of the art system". She also stated that it would be wise to install a pressure reduction valve at all homes since water would be delivered at a pressure of 75-80 PSI. She also discussed ways to save water, such as the water saving shower heads, checking for leaks, etc. She also stated that a 4" meter rather than a 6" meter will be installed, but that it would not affect us.

The question of increasing the Homeowner's dues to offset the cost of installing and operation of our water system was discussed.

Mr. Carl Baker expressed the opinion that he thought that we had enough money to carry the project through December, 1995.

A general discussion on the subject of dues and the water program followed. It was decided that the increase in dues would be \$32.50 per half-year making the total amount \$200.00 per half-year, beginning with the second half of 1995, due July 1, 1995.

Mr. Kivett opened a discussion on the number of General Association meetings we should have each year. He suggested that we might have two meetings per year and suggested that they might be on the 1st. weekend in March and the 1st. weekend in November. He also suggested that the number of Board Members be increased from 5 to 7 or 9. During the discussion that followed it was decided that changing our By-Laws might require legal work. After further discussion it was moved that we change to eight (8) persons - with the President of the Board not voting except in the case of a tie; that the membership be informed by mail, and be given the opportunity to vote by mail.

An election to the Board of Directors was held to fill the two expired terms.

Those nominated were:

Lou Carreras Lot # 93, James Godfrey Lot # 103, Arendell Moye Lot # 15, Ralph Morehead Lot # 61, Bonnie Whitesell Lot # 76, Ronnie Eason Lot # 114, Carl Baker Lot # 192, Harlon Jones Lot # 215.

Each candidate was introduced by the President and asked to make a brief statement about themselves, their goals and dreams for Goose Creek Landing.

Voting by paper ballot followed. The results of the vote are:

Mr. Carl Baker was re-elected for a two year term. Mr. James Godfrey was elected for a two year term.

**CONGRATULATIONS !!!!!**

Our sincere thanks and appreciation to Marsha Williamson for her service on the Board and for her concern for Goose Creek Landing. Our sincere thanks, also, to Carl "Jiggs" Baker for his work and service on the board.

Meeting was adjourned at 12:30 PM

Carl Baker; Secretary - Treasurer

Herb Amick; Reporter

**June 24, 1995**

Board members present were George Kivett, Jiggs Baker, Jim Godfrey, and Glenn Jackson. Mack Baker was absent.

Selection of officers:

Nominations were made and a vote taken. The results are Glenn Jackson is President, Mack Baker is Vice President, Jim Godfrey is Secretary and Treasurer.

Discussion of water system:

Jim Godfrey made a motion to delay accepting the bid from McClees so that more bids could be considered if Comer would allow us to continue to use the campground water at a cost of less than three thousand dollars. Comer must give an answer before Tuesday, June 27. There was not a second and after discussion Godfrey withdrew his motion.

Glenn Jackson then made a motion to accept the bid from McClees after deducting \$2000.00 for road repair and deducting \$500.00 for repairing the landscaping. Jim Godfrey provided the second and the motion passed with a 4 – 0 vote. Mr. Amick was asked to call McClees and ask him to start work immediately. The work should be completed by July 1.

Discussion of Homeowner Letters:

Charles Griffin of lot # 186 sent a letter to the Board detailing improvements he thought should be made to the pier and boat trailer parking area. The Board took no action on this.

Betty Brill sent a letter to the Board about the danger of having bicycles and skateboards on the pier. Jiggs Baker made a motion to not allow bicycles and skateboards on the pier. Second was by Glenn Jackson. Motion passed 4 – 0. Mr. Amick was asked to have a sign made and placed at the pier that said bicycles and skateboards are not allowed on the pier. He was also asked to have a speed limit sign made and placed at the entrance gate, and a sign for the fish cleaning station asking that fish scraps not be thrown into the swimming area.

Discussion of the Agenda letter for this meeting.

Discussion of unpaid Homeowner dues:

Mr. Amick was asked to enforce collection of the dues by sending a letter to the Homeowner and if the dues were not paid he should ask the attorney to contact the Homeowner.

Discussion of the need for speed bumps:

No action was taken.

**GOOSE CREEK LANDING HOMEOWNERS ASSOCIATION  
BOARD MEETING  
September 9, 1995 — 9:00 A.M.**

The board meeting was called to order at 9:05 A.M. All members were present except Mack Baker.

NEW BUSINESS :

1. A Goose Creek Landing Pool Committee has been formed to develop a set pool specifications which will best fit our needs. Volunteers were solicited and no one who volunteered to work on this important project was turned away. The committee consists of the board of directors and the following volunteers: David Jones, Tim Schrock, Kay Forrest, William Hinnant, Penny Witherington, Ralph Morehead, William Brinkley, Georgean Griffin, Ricky Crocker, Pat Durham, Danny Harden, and Herb Amick.
2. An update on the pool committee activities were discussed and a time table for the completion of the project was agreed upon. It is our goal (should the HOA vote in favor of a pool) to have a pool package for the HOA to consider by November. We need to have our bids in and be on the contractor's construction schedule by January, 1996 in order for construction to begin in February or March. We hope to be able to complete the project by Memorial Day if we can adhere to this time table.
3. Discussed the possibility of purchasing property insurance to cover the pool and bath house if the HOA votes in favor of a pool. Also discussed was the idea of insuring the pier. Cost estimates are currently being sought and the feasibility of this idea will depend on the cost of the coverage.
4. Discussed the effect that a pool will have on our liability coverage. It appears that it would increase our rate by around \$600 per year.
5. Looked at our water usage for July and August — probably two of our busiest months. WE used an average of around 8000 gallons per lot per month at an average monthly cost of \$17.30. The usage should drop off considerably from Labor Day to Memorial Day.
6. Reviewed an updated budget presented by Herb Amick. It appears that we will meet our expenses; however we will not have a large surplus at the end of the year.

NEW BUSINESS TOPICS FROM MEMBERS OF THE ASSOCIATION:

1. Discussed a letter from a HOA member who expressed concern that we all follow the rules and regulations of the association. The letter expressed concern about speeding, underage drivers of motor vehicles & golf carts, and grandfathering rules. What we can do and cannot do about grandfathering is determined by North Carolina Law. As to speeding or underage drivers, we either have to police ourselves or else hire outside security, and we can't afford that. It must be everyone's responsibility to say something to an offender in a firm but non-confrontational way. A license number will help identify people who speed.

OLD BUSINESS:

1. The previous minutes (June 24 meeting) were approved as written.

2. Verified our liability insurance coverage. We are covered for \$1,000,000 (\$2,000,000 aggregate one year maximum) should someone be injured on the common areas and win damages through successful litigation. It does not cover damages to any member of the HOA (we cannot sue ourselves). It does not cover HOA members from liability from injuries sustained on their lots (check your individual homeowners policy). There is a "good will clause" which may cover up to \$5000 in medical payments for injuries on the common area — even if a judgment is not won against the association.

The next scheduled meeting of the Board of Directors will be November 4. The pool issue will be discussed at the HOA meeting prior to the Board of Directors meeting. If you would like to add anything to the agenda for the Board of Directors meeting, please forward the topic, with supporting data, to Herb Amick or any member of the Board.

Meeting adjourned at 11:00 A.M.

## **GOOSE CREEK LANDING HOMEOWNERS ASSOCIATION BOARD MEETING — FEBRUARY 24, 1996**

The Board meeting was called to order at 9:05 A.M. All members present except Mac Baker

### **OLD BUSINESS:**

1. The Board decided to make more of an effort in the future to direct our actions more directly to the offender who breaks a rule rather than making a blanket announcement to the whole Homeowners Association.
2. Reviewed homeowner's association dues collections. All but three homeowners have paid their dues in full. Our standard procedure for collecting unpaid dues will be followed.
3. Reviewed the pool assessment collections. So far 30% of the total assessment has been paid. The entire assessment is due by March 1, 1996.
4. Reviewed the 1996 Goose Creek operating budget. A detailed breakdown and explanation of the new budget line items will be given at the spring Homeowners Assoc. meeting.

### **NEW BUSINESS:**

1. The board considered several suggestions for improvements. The first came from unknown homeowners who want the board to consider the following improvements to our boating facilities.

A: Install a roof over the fish cleaning station using volunteer labor and donated materials. The board thinks this is fine if a group wants to donate their time, materials, and talents to improve the fish cleaning station.

B: Install a permanent covering (asphalt / Concrete) to the boat landing area. This is a capital improvement idea the homeowners might want to consider when funds are available.

C: Install a rock jetty, dredge both sides of the pier, and add new boat slips on the other side of the pier. The board would like for a group of interested people to pursue this idea and gather information about the feasibility of this project. Perhaps the ones who originated the petition would like to form a group of volunteers and look into the permits required and the costs involved and make a recommendation to the board. If this project proves to be feasible, then it can be presented to the homeowners association at a later date.

D: Dredge the boat dock and the boat channel.

Any dredging activities must be coordinated with Harold Comer as set forth in the joint tenancy agreement and must be approved by the Coastal Area Management Assoc. (C.A.M.A.). We are looking into the needs,

methods and costs associated with the project.

The second suggestion for improvement was to provide a fenced playground in the common area for children. This will be considered at a later date providing the availability of funds.

2. Discussed the inquiry from a homeowner about the possibility of holding a king mackerel fishing tournament at Goose Creek Landing this summer. The Board of Directors voted against sponsoring a tournament, in part because of liability considerations should an accident occur. Work will continue on this activity by volunteers, however, it will not be sponsored by Goose Creek Landing Homeowners Association.

3. Reviewed the status of the pool construction project. A detailed account of this is enclosed.

4. Discussed the trash pickup charges. We pay Waste Industries a flat fee for our residential contract, a tipping fee and

\$6.00 per month for trash carts over 50. If you only have a small amount of trash, consider sharing a trash cart with a

neighbor to cut down on costs, or you could use the trash carts on the common area.

THE MEETING ADJOURNED AT 4:45 P.M.

James Godfrey

Secretary/Treasurer

## **Goose Creek Landing Homeowner's Association Annual Meeting MINUTES**

**DATE: Saturday, August 24, 1996 TIME: 9:00 a.m. PLACE: White Oak Elementary**

ATTENDANCE: With the proxy received and the Homeowner's present at the meeting, a quorum, was satisfied and business was conducted.

CALL TO ORDER:

The meeting was called to order at 9:00 a.m. by the President, Glenn Jackson. Mr. Jackson opened the meeting by welcoming the new homeowner's to their first annual meeting and asking that they stand and introduce themselves.

TOPIC: Seawall Construction - Pier Repair

DISCUSSION: Mr. Jackson introduced Dick Dolgas, President of Mud Bucket Dredging, who explained our options on the seawall and the pier repair. After discussing the construction options and costs, Mr. Dolgas answered questions from the floor. After discussion, a question from the floor was raised regarding the cost for repair of the pier and completion of construction of the entire seawall (310 feet), as opposed to the first 170 feet of seawall and pier repair initially brought for vote. The cost was estimated to be \$110 per lot for the entire construction of the 310 feet of seawall and pier repair.

RECOMMENDATION: A recommendation was made from the floor that the initial request for vote on repair of the pier and construction of 170 feet of seawall be denied and that an assessment of \$110.00 repair of the pier and construction of the entire 310 feet of seawall be placed for vote. The President then requested that a vote be taken.

ACTION: An overwhelming majority voted in favor of assessing \$110.00 per lot for repair of the pier and construction of the entire 310 feet of seawall. The recommendation carried. Payment is due in full on September 30, 1996.

TOPIC: Budget Report

DISCUSSION: Mr. Jackson presented the Budget Report for the period of July 1, 1995 through June 30, 1996. The President noted that expenditures amounted to \$109,229.00 last year which was \$8829.00 over budget. \$20000 + was incurred for hooking up the existing water supply which was unexpected. This depleted most of the reserve funds in our operating budget, however, no increase in dues is recommended by the Board at this time.

RECOMMENDATION: A recommendation was made to accept the Budget Report as presented.

ACTION: The recommendation was approved.

TOPIC: Donation of Swing Set

DISCUSSION: The President thanked Danny Harden, Ricky Crocker, and Brad Gordon for donating and volunteering to install a commercial-grade swing set in the Common area. This will be installed after the pool and seawall construction is complete.

ACTION: None required.

TOPIC: Reduction of Postage Expense

DISCUSSION: Discussion was held regarding ideas for decreasing postage expense. Several methods of reducing the cost were brought to the floor: 1) a central mail distribution center within the park and 2) the use of bulk mailing rates.

RECOMMENDATION: It was recommended that both methods be researched as to cost and effectiveness with notification to Homeowner's when a decision has been reached.

ACTION: Cost and effectiveness will be researched by the member's of the Board with a final decision and notification made to each Homeowner.

TOPIC: Underpinning

DISCUSSION: The President noted that a few homes have not replaced the underpinning which was damaged by Bertha. A request was made that this be done as soon as possible so that we may keep our community attractive.

RECOMMENDATION: None required.

ACTION: Homeowner's to repair any damages as soon as possible.

TOPIC: Community Watch

DISCUSSION: Recent vandalism has prompted the community to take the necessary steps to protect and prevent any further occurrences.

RECOMMENDATION: A recommendation was made that a committee be formed to start a Community Watch program. Linda Ollivier has volunteered to research and make contact with the necessary local law enforcement to set up this watch.

ACTION: Linda Ollivier will contact those necessary and make notification to homeowner's for assistance in this program.

TOPIC: Bylaws Changes

RECOMMENDATION: James Godfrey, Secretary-Treasurer, presented three (3) proposed Bylaws changes for discussion and approval as follows:

- a). Conflict of interest clause
- b). Voting clarification (no vote/no count)
- c). Increase of Board from five (5) to seven (7) members.

ACTION: A vote was taken and all three (3) of the proposed changes were approved.

TOPIC: Proposed Changes to Rules and Regulations

RECOMMENDATION: Glenn Jackson, President, presented the following proposed changes to the Rules and Regulations:

- a). Allow 18" Satellite Dishes
- b). Allow non-licensed drivers to drive golf carts if supervised by an adult.
- c). Require "Goose Creek Landing" stickers to be displayed on boats docked at our pier.

ACTION: Proposals "a" and "c" were accepted and approved. Item "b" was not approved.

TOPIC: Pool Project

RECOMMENDATION: James Godfrey and Glen Jackson presented the pool project to the association for their consideration. Discussed at some length were the terms of the septic drainage field easement on lot # 238, the assessment costs of the project, and operating costs covered by our present budget. It was noted that we do not have a budget line item to cover life guards or someone to supervise the pool area. We must police ourselves or bear these expenses in the future. After the questions from the floor were answered, the acceptance of the pool project and the stated proposal of a \$640.00 per lot assessment for the pool project were placed for a vote.

ACTION: The acceptance and approval of the pool project and assessment was determined by a majority vote of 63% of votes cast. Payment is due in full November 30, 1996.

TOPIC: Board of Directors Election

RECOMMENDATION: An election of the Board of Directors was held with the following nominations:

Robert Andrews, (lot 219), Freddie Dawson (lot 42), Danny Harden (lot 117), Glenn Jackson (lot 152), Michael Joyce (lot 206), Jim Lancaster (lot 81), Linda Ollivier (lot 66), Duke Thornton (lot 138), Tim Schrock (lot 32), and Bill Brinkley (lot 208).

ACTION: The votes were counted with the following results:

Two Year Terms on the Board were, Linda Ollivier, Danny Hardin, and Jim Lancaster. Robert Andrews and Duke Thornton were voted in for a term of one year.

Our sincere thanks to Glenn Jackson, Mack Baker, and George Kivett for their service on the Board, and their many hours of volunteer work for the betterment of the Goose Creek Landing Community.

## ADJOURNMENT:

There being no further business for discussion, the meeting was adjourned at 12:13 p.m.

Glenn Jackson, President

## **Goose Creek Landing Board of Directors Meeting MINUTES**

DATE: Sunday, September 1, 1996 TIME: 8:00 P.M. PLACE: 316 Snow Goose Lane, Newport, N.C.

ATTENDANCE: Carl (Jiggs) Baker, Robert Andrews, Danny Harden, Duke Thornton, Herb Amick, Jim Lancaster, Jim Godfrey, Linda Ollivier  
Glenn Jackson, Past President and Fred Smith, Invited Guest

## CALL TO ORDER:

The meeting was called to order at 8:00 p.m. by the Vice President, Jim Godfrey.

TOPIC: Minutes

DISCUSSION: The minutes of the August 24, 1996 Annual Homeowner's Meeting were distributed for review and approval.

RECOMMENDATION: A recommendation was made that the minutes be accepted as submitted.

ACTION: The minutes of the August 24, 1996 meeting were accepted and approved as submitted.

TOPIC: Budget Items

DISCUSSION: The Budget was presented as a part of the August 24, 1996 meeting. No update was presented at this time.

RECOMMENDATION: None required.

ACTION: An update of the Budget will be presented at the October meeting of the Board.

TOPIC: Election of New Board of Directors Officers

DISCUSSION: Nominations were taken from the floor for the election of officers for the coming year as follows: President, Jim Lancaster, Vice President, Jim Godfrey, Secretary Treasurer, Linda Ollivier.

RECOMMENDATION: Recommendations were made to accept the nomination of Jim Lancaster as President, Jim Godfrey, Vice President, and Linda Ollivier, Secretary-Treasurer.

All nominations were approved by the Board of Directors as so noted.

OLD BUSINESS

TOPIC: Turn Over of Projects

RECOMMENDATION: A recommendation was made by the Vice President that all projects now in process, be taken on a volunteer basis by a Board member for close follow-up in order to keep abreast of progress, problems, concerns of each project. Those projects and a listing of respective Board members heading the projects are listed as follows:

A). Waterfront Project - Seawall/Pier Construction/Reconstruction

Carl (Jiggs) Baker, acquisition of necessary contract signatures, and contract processing.

NOTE: A bid from Dick Dolgas, President of Mud Bucket Dredging was received, reviewed and approved by the Board of Directors. Copies of this bid are a part of the original minutes. An assessment of \$110.00 per lot will be required of all homeowner's, due on September 30, 1996. Anticipated construction will begin in November, 1996.

Jim Lancaster and Herb Amick will work with CAMA on acquisition of the necessary permits for construction.

B). Pool Project Construction/Follow-Up

Jim Godfrey, Danny Hardin, and Robert Andrews will work with Fred Smith, Engineer, (named "On-Site Project Manager") in securing necessary signatures and implementation of project. An assessment of \$640.00 per lot will be required of each homeowner, due on November 30, 1996. This amount can be submitted in equal payments over a three month period beginning in September, with complete payment on November 30, 1996. Jim Godfrey, Danny Hardin, Robert Andrews, and Fred Smith will also research the requirements for parking and report back to the Board.

C). Rules and Regulation Changes

Jim Godfrey will revise and incorporate the changes to the Rules and Regulations as approved at the Annual Homeowner's meeting.

D). 18" Satellite Dishes

Jim Godfrey, Linda Ollivier will work on necessary guidelines for installation of 18" Satellite Dishes in the Community. They will consult with Mr. Ralph Morehead, resident, who installs these dishes to ensure all guidelines are appropriate. They will also consult the FCC to obtain the rules governing these

dishes.

#### E). Boat Stickers

A yellow waterproof sticker approximately 2"x 2" noting "GCL" was recommended and approved by the Board for identification of all homeowner's boats, jet skis, or other water vehicles. Research into the cost and production of this sticker will be conducted by Robert Andrews.

ACTION: The Board voted to approve those volunteering for heading up the above listed projects. Reports will be presented at the October Board meeting as to each member's findings. The contracts for the pool project and the seawall/pier project were accepted and approved by the Board. Both contracts will be signed by the required parties.

#### TOPIC: Voting Discrepancy - Annual Homeowner's Meeting

RECOMMENDATION: As a result of questions that have been raised regarding the voting process and count at the Annual Homeowner's meeting, a recommendation was made by the Board that Jim Lancaster and Glenn Jackson obtain and verify all votes.

ACTION: The Board voted to approve the recommendation for a recount/verification of voting which took place via proxy and individual vote at the August 24, 1996 Annual Homeowner's meeting. Verification of this vote will be published in the upcoming Board minutes. Further questions regarding this issue should be directed in writing to the President of the Board of Directors.

#### NEW BUSINESS

##### TOPIC: Social Committee

DISCUSSION: A discussion was held regarding the formulation of a Social Committee to promote a more "family" atmosphere in the community with a member of the Board heading up these efforts. This individual would have the responsibility of organizing community social gatherings with funds that have already been set aside in the budget. This individual, with the help of volunteers would also coordinate the "Grand Opening" of the pool.

RECOMMENDATION: A recommendation that Duke Thornton head this project was made.

ACTION: The Board approved the recommendation of a Social Committee with Duke Thornton as head of the project. Upcoming events will be published in the Newsletter. Duke will be asking for volunteers from the community to help in these efforts.

##### TOPIC: Community Watch

DISCUSSION: As a result of recent vandalism in the community, a discussion regarding the establishment of a Community Watch program was held. Linda Ollivier had previously volunteered to head this project at the Annual Homeowner's meeting. She will be charged with the necessary research into contacting and coordination of this project.

RECOMMENDATION: A recommendation for the approval of Linda Ollivier to head a Community Watch program was made by the Board.

ACTION: The Board approved the recommendation that a Community Watch program be started with Linda Ollivier overseeing the project. Linda will contact the necessary agencies and report back to the Board at the October meeting. She will also be requesting volunteers to help with this project.

##### TOPIC: Business Within the Community

DISCUSSION: Mr. Andrews presented a concern expressed to him via letter from a homeowner regarding the conducting of businesses by homeowners on the premises of the community and its appropriateness.

RECOMMENDATION: A recommendation was made that this matter be taken to the Homeowner's Association to determine if this will be allowed to continue.

ACTION: This matter will be presented at the next meeting of the Homeowner's Association.

##### TOPIC: Reduction of Postage

DISCUSSION: A question was raised regarding ways in which to decrease the amount of postage spent in sending mailings to homeowner's. This item was also brought up at the recent Homeowner's Association meeting. Methods discussed included, a centralized mail slot set up, a check-off information center, and the use of bulk mailing. Some members of the Board stated that it was thought that the mailing of information to the homeowner's was the best use of budgeted monies and the best source of getting information to the community.

RECOMMENDATION: A recommendation was made that Carl (Jiggs) Baker be charged with the task of securing information regarding the stipulations for use, and the cost of bulk mailing and report back to the Board. It was also recommended that Mr. Fred Smith be contacted to present a design for a centralized mail slot set up and the cost of such construction and report back to the Board. At the current time, it was recommended that the minutes of meetings and any "pertinent" issues be posted on the present bulletin board at the community entrance.

ACTION: Mr. Baker will secure information and report back to the Board at the October meeting regarding the cost and use of bulk mailing. Mr. Smith will also present a design and construction cost for a centralized mail slot system. The minutes of the Annual Homeowner's meeting with Board election results have been posted on the present bulletin board.

TOPIC: Placement of Homes

DISCUSSION: Mr. Amick, Managing Agent, reported that there has been a problem recently with improper placement of a home. He asked for guidance from the Board regarding correction of this matter in order to prevent neighborhood discord. Stipulations for placement of homes is in accordance with Carteret County Ordinances to be followed as per the Joint Tenancy Agreement.

RECOMMENDATION: A recommendation was made that Mr. Amick re-stake the home in compliance with the Carteret County Ordinance and the Joint Tenancy Agreement.

ACTION: The Board approved the recommendation that Mr. Amick correct the staking of this home and ensure that the owner's are in compliance with the County Ordinance and Joint Tenancy Agreement.

TOPIC: Bids for Common Area Yard Work

DISCUSSION: Mr. Amick stated that bids have been received on the yard work for the Commons areas. One bid was received in by-the-hour estimates, and one received in per-job estimates. Mr. Amick requested a decision on who will receive this assignment from the Board.

RECOMMENDATION: A recommendation was made that Mr. Amick ride with the prospective bidders around the area to be maintained and then request bids on a "per job" basis. Once these bids are received Mr. Amick will bring a report back to the Board for a decision.

ACTION: Request for "per job" bids will be made by Mr. Amick with results presented at the October meeting of the Board.

TOPIC: Delinquent Dues

DISCUSSION: Mr. Amick stated that at the present time six (6) homeowner's have not paid their dues. Our Attorney has been provided this information for notification of legal action that will be taken against the owner's as per the Joint Tenancy Agreement.

RECOMMENDATION: None required.

ACTION: No action required by the Board at this time.

TOPIC: Placement of Newspaper Boxes

DISCUSSION: Mr. Jackson stated that several homeowners' have asked if newspaper boxes can be placed at the entrance of the community for their purchase.

RECOMMENDATION: It was the recommendation from the Board that this item be tabled and considered at the next meeting.

ACTION: Present at the October meeting for consideration.

TOPIC: Goose Creek Landing Newsletter

DISCUSSION: Discussion was held regarding the need to send out a newsletter giving informational news to the homeowner's on a regular basis.

RECOMMENDATION: The Board recommended that a newsletter be compiled with Herb Amick and Linda Ollivier handling the project. A copy of all minutes will be sent along with this newsletter after the Board's approval on a quarterly time schedule.

ACTION: Herb Amick and Linda Ollivier will coordinate the sending of a quarterly newsletter with copies of the most recent minutes.

TOPIC: Landscaping Entrance

DISCUSSION: Duke Thornton has volunteered along with others to landscape the front entrance. She will be soliciting volunteers for this project.

RECOMMENDATION: None required.

ACTION: None required.

TOPIC: Board Meeting Schedule

DISCUSSION: Due to the current projects and their importance to the community, the Board of Directors discussed their schedule of meetings over the next few months.

RECOMMENDATION: A recommendation was made that meeting be held one time per month on the second Saturday night of each month at 7:00 p.m. It was also decided that Homeowner's Association meetings will be held as deemed necessary by the Board above and beyond their scheduled meetings.

ACTION: The Board approved the recommendation of meeting schedules. The next meeting of the Board of Directors will be held on October 12, 1996 at 7:00 p.m. Notification of the meeting will be sent prior to the meeting date.

ADJOURNMENT

There being no further business for discussion, the meeting was adjourned at 11:20 p.m.

Respectfully Submitted by:

Linda M. Ollivier, Secretary-Treasurer

James Lancaster, President

**Goose Creek Landing Board of Directors  
Special Called Meeting  
MINUTES**

DATE: Sunday, September 22, 1996 TIME: 10:00A.M.

PLACE: 107 Blue

Goose Lane, Newport, N.C.

ATTENDANCE: Carl (Jiggs) Baker, Robert Andrews, Danny Harden, Duke Thornton,

Jim Lancaster,

Jim Godfrey, Linda Ollivier, Herb Amick

Glenn Jackson, Past President and Fred Smith, Invited Guest

CALL TO ORDER:

The meeting was called to order at 10:05 a.m. by the President, James Lancaster.

TOPIC: Minutes

DISCUSSION: The minutes of the September 1, 1996 Board of Directors Meeting were presented for review and approval.

RECOMMENDATION: After review of the minutes, a recommendation was made to approve the minutes with two minor changes.

ACTION: The minutes of the September 1, 1996 meeting will be revised as per Board recommendations and submitted to the President for signature.

TOPIC: Pool Package

DISCUSSION: Discussion was held regarding the contract for the pool project. Questions were raised regarding contract signature, cost, bids received prior to acceptance of contractor, septic system set-up, drainage, and assessment for the project. After much discussion, it was noted that the contract for the pool project was still pending the signature of the presiding President as having been voted on for approval by the Homeowner's, after several bids were received from those companies solicited. An above ground low pressure septic system will be investigated by the "On-Site Project Manager", Fred Smith for cost and feasibility. It was also established that drainage of the common area has already been investigated and the necessary drainage set-up has been accounted for. As far as the assessment to Homeowner's in the amount of \$640.00 which is due November 30, 1996, it was noted that Miracle Pool was contacted and has agreed to draw from the monies secured per phase of the project completed. However, it is imperative that these monies be received before the first substantial draw. This was the date that was approved by the Homeowner's at the Annual meeting in August. All documentation regarding bids, contracts, specs, etc. were presented at the meeting for the review of all members of the Board.

RECOMMENDATION: A recommendation was made that a completion date for the pool project be included in the contract from Miracle Pool of Memorial Day, 1997. After the addition of this completion date, it was recommended that the pool package be signed and returned to Miracle Pool.

ACTION: The President will request the addition of a completion date to the pool project contract and upon these changes being made will sign the pool project contract which will be returned to Miracle Pool. Fred Smith, "On-Site Project Manager", will investigate the cost and feasibility of an above ground low pressure septic system and report back to the Board of Directors at the November meeting. Those permits still needed for start-up of the pool project will be secured by the "Project Manager" and "On-Site Project Manager". Letters for the November assessment will be sent by the Managing Agent noting date and amount due. Also, the necessary project insurance will be secured during the week of September 23, 1996. It was recommended and approved by the Board that the Secretary-Treasurer account for, deposit and write the necessary vouchers required of the pool assessment monies.

TOPIC: Bulk Mailing Update

DISCUSSION: Jiggs Baker reported that he has talked with the post office regarding the regulations and expense involved in Bulk Mailing. After talking with these people, Mr. Baker recommended that due to the amount of mailings that would be required to make bulk mailing cost effective, that we continue with the use of regular mailing.

RECOMMENDATION: Mr. Baker recommended that we continue with the use of regular mailing.

ACTION: The Board approved the recommendation for the continued use of regular as opposed to bulk mailing.

TOPIC: Annual Dues Update

DISCUSSION: Mr. Herb Amick, Managing Agent, reported that all dues are current as of this date. He also reported that 30% of the seawall assessments have been received at this date. Assessments for the seawall

project are due no later than September 30, 1996.

RECOMMENDATION: Recommendation was made that Mr. Amick send reminder letters to those who have not submitted their seawall assessment in the amount of \$110.00.

ACTION: Mr. Amick will send letters to the appropriate persons regarding seawall assessments.

TOPIC: Voting Discrepancy Update

DISCUSSION: Discussion was held regarding the voting process and questions that have been asked. It was noted that there has been some misunderstanding regarding the total number of votes recorded at the meeting. There has been questions regarding the "99" regular votes. This number was given early in the meeting and was not a "final" count as late arrivers for the meeting were not included in this amount. Also, Mrs. Jackson stated that there was a "majority of votes" when asked as to whether there was a quorum present for the meeting. This was not a vote count. At the present time, this Board has not been able to locate the tally sheets that were used the day of the meeting. It was noted that those having further questions regarding the voting process should contact a member of the Board of Directors via written letter.

RECOMMENDATION: As a result of the discussion, and the fact that the amount of votes in favor of those items voted upon, the recommendation was made to accept the votes as taken at the Annual Homeowner's meeting.

ACTION: No further action is required at this time.

TOPIC: October Board Meeting Change

DISCUSSION: As a result of the calling of this special meeting, those items that would have been discussed at the scheduled October meeting have been reviewed and it was decided that the meeting in October will be canceled and the next meeting of the Board will be held on November 9, 1996.

RECOMMENDATION: A recommendation was made that the October meeting of the Board be canceled and the next meeting scheduled for November 9, 1996 at 7:00 p.m. Notification of this meeting will be sent to members of the Board two weeks prior to the date of the meeting as a reminder.

ACTION: The recommendation to cancel October meeting was approved. The next meeting of the Board will be held on November 9, 1996. The Secretary-Treasurer will make notification to each member two weeks prior to the actual meeting.

ADJOURNMENT

There being no further business for discussion, the meeting was adjourned at 11:19 a.m.

Respectfully Submitted By,

Linda Ollivier, Secretary-Treasurer

James Lancaster, President

### **Goose Creek Landing Board of Directors Meeting Minutes**

Date: Saturday, October 12, 1996      TIME: 8:00 p.m.      PLACE: 316 Snow Goose Lane

ATTENDANCE: Jim Lancaster, Jim Godfrey, Robert Andrews, Carl (Jiggs) Baker

Duke Thornton, Danny Harden, Linda Ollivier, Herb Amick

Invited Guests: Glenn Jackson, Kay Jackson, Joyce Moye

CALL TO ORDER:

The meeting was called to order at 8:05 p.m. by the President, James Lancaster.

TOPIC: Minutes

DISCUSSION: The minutes of the September 22, 1996 Board of Directors Called meeting were presented for review and approval.

RECOMMENDATION: A Motion was made by Duke Thornton and seconded by Robert Andrews that the minutes be accepted as so presented.

ACTION: The minutes of the October 12, 1996 meeting were approved by unanimous vote.

TOPIC: Robert's Rules of Order

DISCUSSION: Discussion was held regarding acceptance of Robert's Rules of Order as a guide to be used for the correct protocol when conducting meetings.

RECOMMENDATION: A Motion was made by Carl Baker and seconded by Jim Godfrey to accept Robert's Rules of Order as correct protocol during the conducting of meetings of the Board and the Homeowner's Association meetings.

ACTION: The motion was carried by unanimous vote that the Robert's Rules of Order be used to conduct meetings. It was also noted that when a question was placed on the floor, the Secretary-Treasurer will be responsible for verification of correct protocol when asked.

TOPIC: Election of Parliamentarian

DISCUSSION: Discussion was held regarding the election of a Parliamentarian (An expert in parliamentary procedures, rules, or debates.) to promote professional handling of the meetings and reduce any confusion. A motion was made this be done by James Godfrey and seconded by Danny Harden. A motion was made by Jim Godfrey and seconded by Robert Andrews that Carl (Jiggs) Baker be elected to this position. The motion carried unanimously.

Mr. Lancaster also noted that in conducting the meeting professionally, the Chair will recognize those who desire the floor to speak. The minutes will also give details of these interactions. It was also noted that the Chair has the right to adjourn a meeting should there be unprofessional debate between the members or those present.

ACTION: Mr. Baker will begin his tenure of Parliamentarian at the next meeting. No further action is required at this time.

TOPIC: VOTE DISCREPANCY

DISCUSSION: Discussion was held regarding the vote discrepancy of the August 24, 1996, homeowner's meeting. Mrs. Kay Jackson, who was one of two people responsible for accounting for ballots given at the meeting and Mr. Glenn Jackson, former president, were both in attendance at this meeting. Mrs. Jackson explained the procedure used for accounting for those ballots that were given at the meeting and the proxy ballots already received. It was noted that the "99" was the number of ballots that had been received by Kay when asked if there was a majority present in order to have a quorum. When asked, Kay stated that there had been 99 votes given so far at the meeting. This was considered a quorum and the meeting was then official. THIS WAS NOT THE TOTAL NUMBER OF VOTES GIVEN OR PROXY VOTES THAT HAD BEEN RECEIVED. At this time Mr. Jim Godfrey presented the listing of votes he had recorded on the back of a note pad. Mrs. Jackson stated that the reason the tally sheets had not be given to the board was that when she left the 8/24/96 meeting, she stacked the tally sheets within papers that she had at the meeting and could not remember where she had placed them. Upon searching for these sheets she did find them in these papers and brought the ORIGINAL tally sheets to the meeting for vote verification.

RECOMMENDATION: A recommendation was made that these votes be counted at this meeting in accordance with the ORIGINAL tally sheets. Two guests, Joyce Moye, and Dwight Bowler, witnessed the count. The count revealed that there was only one (1) vote discrepancy. This was a ballot that was given at the

meeting when a proxy had already been received. This vote was not counted at the meeting. A motion was then made that the pool vote be made official by Danny Harden with a second by Robert Andrews. Mr. Lancaster then requested that a motion be made to accept the assessment of \$1 10.00 for the pier/seawall project due September 31, 1996 and \$640.00 assessment for the pool project, due November 30, 1996. The motions were made by Danny Harden and seconded by James Godfrey. These motions carried by unanimous vote. A question was raised by Mr. Jiggs Baker regarding whether or not Mr. Dolgas would repair the pier and seawall for the contract price since there had been additional damage by Fran? Mr. Lancaster stated that the contract has already been signed and finalized for the original amount and did not think this would change more than \$10.00. ACTION: Duke Thornton requested that the rumor that she has tried to stop the pool project be noted as false in the minutes to possibly stop this rumor. All assessments for the seawall/pier project should have already been received and the \$640.00 assessment for the pool project will continue to be accepted with a due date of November 30, 1996. It was also noted that the Board has set and believes in complete disclosure to the Homeowner's. All documentation on the various projects are being collected and housed in files at the Secretary Treasurer's home. These documents may be viewed on appointment.

TOPIC: Pool Tile

DISCUSSION: Discussion was held regarding the color and durability of the tile selected for the pool.

RECOMMENDATION: A recommendation was made by Mr. Jim Lancaster that the present tile be changed to different color which will be easier to clean and more durable. It was noted that there will be no change in price. Mr. Lancaster had a piece of this tile and presented it to the Board for their thoughts. A recommendation was made that the tile be changed to the one presented at this meeting.

ACTION: Mr. Lancaster will notify Miracle Pool of the change on the tile to be used on the pool. No further action required.

TOPIC: Pool Contract to Be Signed

DISCUSSION: Discussion was held regarding the fact that the Pool Contract is still in need of signature. Mr. Lancaster explained that he went to Miracle Pool to sit down with them and discuss the wording of the contract and the fact that the Board wanted several changes regarding insurance, a starting and completion date, a change in signatures, and to check regarding the bonding of the pool. It was noted that to bond the pool will be an extra expense of \$2,600.00. However, Miracle Pool is willing to send a letter from their bonding company as proof that they are fully bonded. This letter will state the Goose Creek Landing Homeowner's Association is the certificate holder. As far as the starting date and completion dates, Miracle Pool has agreed to a starting date of November 1, 1996, with completion on May, 30, 1997. They will draw their first payment from the assessment funds on December 30, 1996. The price remains at \$106,000.00.

RECOMMENDATION: A motion was made by Danny Harden and seconded by James Godfrey that the contract be signed and hand delivered by Jim Godfrey to Miracle Pool on Monday. This motion was carried unanimously.

ACTION: Mr. Lancaster will sign the contract tonight and Mr. Godfrey will hand deliver the contract to Miracle Pool on Monday. No further action is required at this time.

TOPIC: Newspaper Boxes/Delivery

DISCUSSION: The Board discussed the idea of having newspapers delivered to individual homes as opposed to having the boxes at the front common area. There have been reports of people coming from the camp ground and taking papers. Also these boxes are an eye sore and the Board is making a concerted effort to clean up and beautify the front entrance.

RECOMMENDATION: A motion was made by Danny Harden and seconded by Robert Andrews that the

individual newspaper boxes be removed and the papers delivered to the homes they go to.

ACTION: The motion carried unanimously. Mr. Lancaster will check with each news carrier to be sure there are no problems with this recommendation. Removal date will be November 1, 1996. All homeowner's will be notified along with all carriers.

TOPIC: Managing Agent Applicant

DISCUSSION: Mr. Dwight Bowler was introduced to the members of the Board by the President. Mr. Bowler is interested in taking the position to be vacated by Mr. and Mrs. Amick on October 31, 1996. There was much discussion about this position due to the fact that Mr. Bowler is agreeable to take the physical part of the job but does not wish to take the paper work portion of the job. It was noted that Linda Ollivier has stated previously that she would be interested in the record keeping part of the position outside of the position as a Board member. Many questions were asked of both Dwight and Linda regarding these positions. A copy of Mr. Bowler's resume was presented for evaluation by the Board members. After answering questions, Mr. Bowler was dismissed.

RECOMMENDATION: A recommendation was made by Duke Thornton that the job be split. Jim Lancaster recommended that Linda Ollivier take over the book work, however, this would mean that she cannot vote on any as a Board member that would create a conflict of interest. Further recommendation was made by Danny Harden that two signatures be required on billing and checks that are written. There was also a recommendation by Mr. Harden and seconded by Mr. Godfrey that a trial period be established for a period of six (6) months for the person taking the position. The recommendation for the trial period was withdrawn. Jim Lancaster then appointed a Committee consisting of Danny Harden, Jiggs Baker, Chairman, Jim Godfrey, and Robert Andrews to get together and create a job description for the Managing Agent minus the book work. A recommendation was made by Danny Harden and seconded by Robert Andrews that Mr. Bowler be hired on a temporary basis until monies could be finalized. This was approved.

ACTION: An offer was made to Mr. Bowler on which he counter offered. It was noted that the job officially begins on November 1, 1996 and Mr. Bowler will work with Mr. Amick in the interim regarding training. This item will be discussed at the November meeting.

TOPIC: Agenda

DISCUSSION: Discussion was held among the members regarding the possibility of getting information that is to be discussed before the actual meetings with an agenda. This would give those who live away from the community time to read and evaluate the items and make necessary notes for discussion.

RECOMMENDATION: Recommendation was made that the meeting Agenda and Minutes be sent to the members prior to the meeting with any other additional information that will be discussed.

ACTION: The Secretary-Treasurer will send all information possible to each member prior to the meeting to be held. This will include the Agenda and Minutes and all other information possible.

TOPIC: Budget

DISCUSSION: The 1996/97 budgets were discussed. It was noted that there is a fixed amount of \$104,000.00 operating expense that is currently in place.

RECOMMENDATION: Mr. Lancaster recommended that each member take the current copy of the budget home and work on it to revise it for 1997.

ACTION: The members of the Board will work on the Budget and discuss at the November meeting. Bring back to the November meeting.

TOPIC: Boat Stickers

DISCUSSION: It was noted that the Boat Stickers have been ordered by Mr. Amick and are expected soon.

RECOMMENDATION: Informational only.

ACTION: Informational.

TOPIC: Business within the Community

DISCUSSION: Several discussions have been held regarding businesses which are operating within the community. This is in violation of the Bylaws; however, Jones Enterprises has been approved through the Homeowner's Association meeting that was held in August of 1994. Several homeowners' have talked about removing some of the signs advertising Jones Enterprises at the front entrance. It is felt that it is not necessary to have seven signs for this office. It was also felt that the shirts, hats, and other Goose Creek Landing items be taken from the Managing Agent's office and given back to those responsible for them.

Goose Creek Landing is receiving no profit from these items.

RECOMMENDATION: A recommendation was made that these signs be removed from the common area.

Also that the sign stating "Office" be removed due to the confusion it is causing.

ACTION: Discuss at the next meeting.

TOPIC: Committee Reports

Rules and Regulations Committee

DISCUSSION: Due to the lateness of the hour, Mr. Lancaster requested that all comments and recommendations be given to Linda Ollivier for discussion at the next meeting.

RECOMMENDATION: None

ACTION: Discuss at the November meeting.

Topic: Community Watch

DISCUSSION: Mrs. Ollivier stated that the Community Watch program has been placed on hold until a decision can be made about hiring a night watchman. This would require an estimated \$8.00 per hour that has not been placed in the budget.

RECOMMENDATION: Discuss at the next meeting.

ACTION: Discuss at the November meeting.

Septic Tank System/Permits

DISCUSSION: Danny Harden reported that he and Mr. Fred Smith, On-Site Project Engineer, will get together with those necessary to discuss the permit for the septic system. Mr. Smith has an appointment with the permit office on Monday. It was noted that the permit for the pool has already been received.

ACTION: Report on the septic tank system at the next meeting.

TOPIC: Documentation Turnover

DISCUSSION: Mr. Glenn Jackson turned over documentation that he had regarding the pool project and any other items that he had worked on during his tenure as President. He also explained to the Secretary-Treasurer all items that were brought to the meeting. These documents are now being housed at the home of the Secretary-Treasurer. Mr. Jackson and Mr. Godfrey will be turning over any other documentation that involves the various projects and the homeowner's association.

RECOMMENDATION: None.

ACTION: The Secretary-Treasurer will house these documents for review by the homeowner's upon request by appointment. No further action is required at this time.

TOPIC: Next Meeting of the Board

DISCUSSION: The Board will meet on Saturday, November 9, 1996 at 7:00 p.m. at the home of James

Godfrey.

RECOMMENDATION: The recommendation of the meeting date of November 9, 1996, at 7:00 p.m., at the home of Mr. Jim Godfrey was approved by all members.

ACTION: Notices will be sent along with an Agenda, Minutes, and items to be discussed, by the Secretary-Treasurer. Notice will also be posted on the front entrance bulletin board.

#### ADJOURNMENT

There being no more business for discussion, the meeting was adjourned at 11:26 p.m., by the President, Mr. Jim Lancaster.

Respectfully Submitted by:

### **Goose Creek Landing, Inc. Board of Directors Meeting Minutes**

Date: Saturday, November 9, 1996 Time: 9:00 a.m. Place: 316 Snow Goose Lane

Attendance: Jim Lancaster, Jim Godfrey, Duke Thornton, Linda Ollivier, Danny Harden, Carl (Jiggs) Baker,  
Dwight Bowler

Guests: Glenn Jackson

CALL TO ORDER: The meeting was called to order at 9:10 am, by the President, James Lancaster.

#### TOPIC: Septic Permit - Lot 238

DISCUSSION: As of this date, Mr. Lancaster stated that the County Health Department has turned GCL down on the septic permit for lot 238. Mr. Lancaster further stated that there is a lot of background pertaining to the permit, however, the original letter that was presented to GLC by Mr. Daniel Gray, (who no longer works at the County Health Department, is now in private practice), and Mr. Curtis Oden stated that "it appears that lot 238 will take the septic system. It has been stated that the wording of this letter constitutes a "commitment that is NOT a firm commitment" Mr. Mack Baker was consulted and stated that he would talk with Mr. Oden. Mr. Baker talked with Mr. Oden who requested that the lot be "staked", and the existing septic tank which was on the lot be located and flagged as well as the well-head location that is next to Mr. Corner and the septic tank for Mr. Horn. A letter was also requested from GLC giving Mr. Baker the authority to work with Environmental Health Department in order to pursue the obtaining of a permit. This action was all taken on Friday, prior to this meeting. Mr. Oden agreed to come to GLC on Monday, 11/11/96 to give a final word on the disposition of the permit acquisition. Mr. Lancaster stated that Miracle Pool is aware of the situation, and they have submitted the plans for the pool at GLC. These were denied by the County Health Department. Mr. Lancaster further stated that Mr. Baker has presented him with some requirements for the pool's acceptance. It was noted that 2,100 sq. ft. is required for the "system" and the same amount for the "repair area". The lot is 7072 sq. ft. With a 10 foot set back, there is not enough room, however, with a 5 foot set back, there is more than enough room. Mr. Lancaster stated that the final decision should be made when Mr. Oden comes to the site on Monday. Mr. Lancaster stated that there are two things that need to be done: 1) if the answer is "NO", we need to refund the monies that have been sent for the pool assessment, and that the pool project not be scraped, but that an alternate method be found. 2). That the Board should decide whether or not to seek Legal Counsel regarding the fact that a pool was promised to those who purchased property in the community, which was falsely advertised. Mr. Danny Harden stated that it should be brought out that the pool size was reduced from 165 person, to 105

person capacity. This should also decrease the size of septic system needed to take care of the pool. There should be no reason that the septic system should not suite the current needs.

ACTION: Mr. Bowler stated that in the absence of Mr. Lancaster for the appointment on Monday, he will be on site to meet with the County Health Department. Mr. Harden stated that he would contact Mr. Baker and secure a time for the meeting.

TOPIC: Pool Assessment Refund

DISCUSSION: Discussion was held regarding the refunding of pool assessments if the pool project is delayed, or in the event of a denial of the septic permit.

RECOMMENDATION: A recommendation was made by Duke Thornton that the monies be refunded to the homeowners in the event of a delay or denial of the septic permit. This motion was seconded by Mr. Jim Lancaster. A vote of the Board members showed 2 members against the refunding of the assessment, and four (4) members for the refunding of the pool assessment. A recommendation was made by Mrs. Ollivier that the monies be refunded as requested in writing so that there would be records necessary for bookkeeping purposes. This recommendation was approved by the Board of Directors.

ACTION: These motions were carried and approved by the Board of Directors as so stated.

TOPIC: Finalize Managing Agent Contract

DISCUSSION: A proposed contract with Mr. Dwight Bowler, as Managing Agent was presented for discussion. Recommendations were discussed as to the salary of Mr. Bowler as Managing Agent and Mrs. Ollivier as Bookkeeper for Goose Creek Landing.

RECOMMENDATION: A recommendation of \$1180.00 as a monthly salary for Mr. Bowler was made. This amount will be used to finance the monies needed for the Bookkeeper. The break-out of the salaries is as follows: \$700.00 base salary with \$50.00 office expense and \$50.00 for vehicle expense, for the Managing Agent, and \$300.00 base salary, and \$50.00 office expense, and \$30.00 vehicle expense, for the Bookkeeper. It was also recommended that a contract be drawn for the Bookkeeper.

ACTION: A motion was made by Mr. Jim Godfrey to approve the recommended salary, office expense, and vehicle expense for Mr. Bowler and to hire Mrs. Ollivier as Bookkeeper with the allotted amount for pay being as recommended. This motion was seconded by Mr. Carl Baker. This motion was carried. Final wording of the contract for the Managing Agent and the Bookkeeper will be reviewed at the next meeting.

TOPIC: 1997 Operating Budget

DISCUSSION: A proposed 1997 Operating Budget was presented by Mr. Jim Lancaster. It was stated that this budget was based on \$150,000.00. This budget reflected the need to increase homeowner's dues during the year of 1997 in the amount of \$150.00 quarterly.

RECOMMENDATION: Due to the late hour, it was recommended that the 1997 Operating Budget be brought back for discussion and approved at the next meeting. A recommendation was also made by Linda Ollivier that all accounts be moved from the Centura Bank to the First Citizens Bank for confidentiality sake.

ACTION: The recommendation made to change banks was approved by the Board of Directors. This will be implemented during January. The Operating Budget for 1997 will be presented at the next meeting.

ADJOURNMENT:

There being no further discussion, the meeting was adjourned at 10:55 am.

RESPECTFULLY SUBMITTED BY:

Linda M. Ollivier, Secretary/Treasurer

**Goose Creek Landing Homeowners' Association**  
**Board of Directors Meeting**  
**MINUTES**

DATE: Saturday, March 8, 1997 TIME: 7:00 P.M. PLACE: Dwight Bowler's Residence

ATTENDANCE: Jim Lancaster, Jiggs Baker, Robert Andrews, Danny Harden, Linda Ollivier,  
Jim Godfrey, and Dwight Bowler

Guests: Glenn Jackson, Kay Jackson, Pat Turnbull, George Bowling, Earnistine Parker, and Marie Marshburn.

Call to Order:

The meeting was called to order at 7:00 p.m. by the President, James Lancaster.

Item 1: Approval of the Minutes

Discussion: Mr. Andrews objected to the wording that Mrs. Ollivier had transferred our bank account funds from the Centura Bank to the First Citizens Bank for confidentiality sake. Mr. Andrews pointed out that these funds belong to all homeowners and are not confidential.

Action:

Motion: A motion was made and seconded that the word confidential be stricken from the minutes and the revised minutes be approved. The motion carried.

Item 2: Trash Disposal

Discussion: The Board discussed the managing agent's responsibility for hauling trash. Dwight Bowler, the managing agent, said he would reimburse the association \$300 for trash hauling by Sterns Hauling.

Action: The managing agent will reimburse the association.

Item 3: Managing Agent

Discussion: The Board discussed whether or not the managing agent should receive compensation from owners for watching their properties.

Action: This type of work should first be cleared with the Board.

Item 4 Dwight Bowler's Resignation

Discussion: Dwight Bowler, The Managing Agent, submitted his resignation.

Action: The Board took no action.

Item 5 Board Approval of Correspondence to the HOA

Discussion: Jiggs Baker asked why correspondence continued to be sent out to the homeowners without the approval of the whole Board. Robert Andrews also expressed a concern. James Godfrey stated that he also shared this concern and that he did not think correspondence of any kind, other than standard Board approved form letters, should ever go out without approval by a majority vote from the Board.

Action:

Motion: Jiggs Baker made a motion that all future correspondence have the approval of the Board before being mailed out to the homeowners. The motion was seconded and carried.

Item 6 Updated Rules and Regulations

Discussion: Jim Lancaster presented an updated set of rules and regulations to the Board and asked if there were any changes which needed to be made before presenting the updated rules and regulations to the homeowners.

Action: Danny Harden and James Godfrey mentioned several corrections or revisions which need to be made.

Recommendation: The suggested changes will be made and the revised version will be resubmitted for Board

approval.

#### Item 7 1997/1998 Operating Budget

Discussion: Mr. Lancaster asked the Board to consider the new budget which Mr. Bowler drew up for the coming year. The budget would increase spending to \$127,470 per year and would include \$10,000 each year to be put into a fund and accumulated for future use. Several Board members expressed doubts about the need to increase spending at the present time, and also expressed doubts about the wisdom of accumulating a large pool of money for future use. These Board members stated that the temptation might be great to spend the money if we accumulate a large surplus and that we would be better off going to the Homeowners for money if special projects are approved.

Action:

Motion: A motion was made by Mr. Andrews that a committee consisting of himself, James Godfrey, Danny Harden, and Jiggs Baker develop an alternative budget to submit for the Board's consideration. The motion was seconded and carried.

#### Item 8 Mr. Lancaster's Resignation

Discussion: At this point Mr. Lancaster resigned and several guests asked Mr. Lancaster to reconsider. They expressed the opinion that when you are elected to an office, you should stick with it and serve out your term. Mr. Lancaster said that he would think on it and would let Mr. Godfrey know the next day.

Action:

If Mr. Lancaster resigns, the Board will follow the By Laws and appoint someone to serve out his term.

#### Item 9 Linda Ollivier's Resignation

Discussion: Mrs. Ollivier then resigned from the Board and said that she was putting her home up for sale and was moving from Goose Creek Landing. She expressed a variety of reasons for wanting to do so.

Action: The Board will follow the BY Laws in dealing with Mrs. Ollivier's resignation. According to the BY Laws, a special meeting must be called and it is up to the Board's discretion to fill the vacant slot. Whomever the Board chooses to fill the vacant slot will serve out the remainder of the term.

#### Item 10 Pool Project

Discussion: Mrs. Turnbull asked about the status of the pool project. Mr. Harden answered that the Board was working on getting the permits and should have them in several days.

Action: When the permits are obtained, this Board fully intends to move forward with a project that the Homeowners have overwhelming voted for twice.

#### ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully Submitted By:

James Godfrey, Vice President

**Goose Creek Landing Homeowners' Association  
Board of Directors Meeting**

**MINUTES**

DATE: Sunday, March 23, 1997 TIME: 10:00A.M. PLACE: 316 Snow Goose Lane

ATTENDANCE: Jim Lancaster, Jiggs Baker, Robert Andrews, Danny Harden, James Godfrey, Duke Thornton,  
Linda Ollivier, and Dwight Bowler.

Guest: Harlon Jones

**Call to Order:**

The meeting was called to order at 10:00 a.m. by the Vice President, James Godfrey.

**Item 1: Board resignations**

Discussion: Mr. Godfrey stated that in order to be sure that the resignations are handled properly, he had called our Attorney who faxed a copy of the North Carolina Law pertaining to resignations of Board members of Homeowner's Associations. The law states that a Board member may resign at any time by communicating the resignation to the Board of Directors, to the Presiding Officer, or to the Association. The resignation is effective when it is communicated unless it specifies a later effective date or event upon which it would become effective. The Attorney said that the Board of Directors should follow the By Laws of the Association in replacing a Board vacancy.

Action: The Board of Directors will follow the By Laws in replacing Board vacancies.

**Item 2: Jim Lancaster's Resignation**

Discussion: Mr. Baker observed that Mr. Lancaster submitted his first letter of resignation to several Board members on October 26, 1996 and that on November 1, 1996 Mr. Lancaster asked these Board members to let him withdraw his resignation. Mr. Baker observed that he and the other Board Members did not want Mr. Lancaster to resign at that time and that Mr. Lancaster was asked to stay. Mr. Baker said that this is getting confusing because Mr. Lancaster has resigned again by submitting the following short note to the Board: "PLEASE ACCEPT THIS LETTER OF RESIGNATION, EFFECTIVE MARCH 10, 1997 ". Then in a letter dated March 13, 1997 Mr. Lancaster sent the Board the following letter clarifying his resignation: "I REALIZE THAT MY LETTER OF RESIGNATION OF MARCH 10, 1997 WAS PROBABLY NOT VERY CLEAR, SO IN ORDER THAT NO MISUNDERSTANDING IS TAKEN; I WOULD LIKE FOR YOU TO KNOW THAT I AM ONLY SUBMITTING MY RESIGNATION AS PRESIDENT OF THE BOARD AND FULLY INTEND TO REMAIN AS A BOARD MEMBER" The Board discussed the latest resignation and agreed that there was some doubt whether Mr. Lancaster had resigned from the Board or just as President. Mrs. Thornton said that she wanted Jim to stay on the Board and Mr. Baker said he still considered Mr. Lancaster a member of the Board.

**Action:**

Motion: Mr. Andrews made a motion that we accept Mr. Lancaster's resignation as President and keep him as a member of the Board. The motion was seconded and carried.

**Item 3: Linda Ollivier's Resignation**

Discussion: Linda Ollivier resigned at the last Board meeting and told the Board that she was selling her home and moving from the community. Mrs. Ollivier was given the opportunity to address the Board and she gave her reasons for resigning and for wanting to resend her resignation. She said that people in the community had attacked her character and had started rumors which carry like the wind at Goose Creek. She said that this contributed to the emotionalism which led to her resignation. Mr. Godfrey responded that nobody on the Board has accused her of anything or asked her to resign. She agreed, but said that Mr. Godfrey was not a full time

resident and was not aware of everything that goes on down here. Mr. Baker expressed a concern that Mrs. Ollivier might resign again if at some point down the road the same circumstances occurred again. Mrs. Ollivier said that she was elected by the homeowners, had made a commitment to the homeowners, and wanted to resend her resignation. She stated that even though there was a for sale sign on their home, they might possibly take their home off the market if they could not find a suitable home elsewhere.

Action:

Motion: Mr. Lancaster made a motion that Linda Ollivier be allowed to stay on the Board and Duke Thornton seconded the motion. The motion was defeated.

#### Item 4: Replacement of Pending Vacancy

Discussion: Mr. Godfrey introduced Ken Banks to the Board. Mr. Banks is a Certified Public Accountant and has 4 years experience serving on the Board of Directors of Walnut Creek where he held the positions of President, Vice President, and Treasurer. The Board asked Mr. Banks a variety of questions. After Mr. Banks answered the questions, Mr. Godfrey asked if there were any other nominees for the pending Board vacancy, besides Mr. Banks.

Action:

Motion: Mr. Lancaster made a motion that the nominations be closed. The motion was seconded and carried.

Recommendation: Mr. Banks will begin serving his term on April 1 when Mrs. Ollivier's resignation becomes effective.

#### Item 5: Pool Permits

Discussion: Mr. Godfrey informed the Board that we now have the septic permits for a conventional septic system on lot 238. He passed the permits around for everyone to view. Mr. Godfrey also informed the Board that Miracle Pools has not gone up on their contract price, but that they may not be able to start construction until August. Mr. Baker asked if we have all the permits necessary to begin construction. Mr. Harden and Mr. Godfrey replied that we do.

No Action Required:

#### Item 6: Stroud Engineering

Discussion: Mr. Godfrey went over the preliminary cost estimates for the installation of the septic system. Mr. Harden said that he would look over the estimates to see if there is any feasible way to reduce costs. Mr. Godfrey went over an Engineering Services Proposal from Stroud Engineering in which Stroud would provide a variety of additional engineering services including: bid solicitations, preconstruction conference, two interim inspections, and a final inspection. Mr. Harden observed that having Stroud Engineering inspect the septic system as it is being installed is a good idea.

Action:

Recommendation: Hire Stroud Engineering to provide the additional engineering services described in the discussion.

#### Item 7: On Site Project Manager

Discussion: The Board discussed whether we still wanted to use Fred Smith as an on site project manager for the pool construction project. Mr. Baker and Mr. Godfrey observed that the Board should follow Mr. Harden's recommendation on this since Mr. Harden is the project manager for the pool construction project.

Action:

Recommendation: The Board will follow Mr. Harden's recommendation and not use Fred Smith as an on site project manager for the pool project.

#### Item 8: Pool Construction Costs

Discussion: The Board discussed the pool construction costs.

Action:

Motion: Mr. Lancaster made a motion that we not start any work on the pool until we have hard numbers on all line items in order to get the proper amount to assess the homeowners. Mrs. Thornton seconded the motion.

Discussion: Mr. Harden and Mr. Godfrey went over pool construction costs with Mr. Lancaster in detail and informed Mr. Lancaster that the major cost was with Miracle pools and that they have given us a firm price. The easement fee on lot 238 is firm and the septic installation cost has been estimated on the high side by Stroud. This only leaves around \$6000 in miscellaneous expenses which would have to be paid this year. Some expenses, like pool furniture, could be put off until next year if we need to. They also stated that even if the costs were \$1000 or \$2000 more than expected we would not have to assess the homeowners more than \$640 since the pool maintenance line item of \$9000 is still in the budget and has not been transferred to another line item yet. Mr. Godfrey stated that some of the expenses Mr. Lancaster is worried about, such as engineering expenses and permit fees, have already been paid. Ken Banks asked permission to speak and was recognized. He expressed the opinion that according to what he is hearing, the estimates are very close and that he didn't know how you could get hard numbers on every penny. Mr. Baker said that the homeowners have voted on this issue and he was ready to turn dirt.

Amended Motion: Mr. Lancaster amended his motion to be that the board not proceed on the pool project until we get hard numbers and know exactly what the pool is going to cost. Mrs. Thornton seconded the motion. The motion was defeated.

#### Item 9: Septic System Installation

Discussion: Mr. Godfrey informed the Board that the easement agreement with James Horn would have expired were it not for a 60 day extension granted by Mr. Horn. Mr. Godfrey also informed the Board that there was only several weeks left on the extension.

Action:

Motion: Mr. Harden made a motion that we go ahead and secure the rights to lot 238 by paying Mr. Horn and that we start the installation of the septic system as soon as all the bids come in. Mr. Godfrey seconded the motion and the motion passed.

#### Item 10: New Due Date for the Pool Assessment

Discussion: The Board discussed setting the new due date for the pool assessment.

Action:

Motion: Mr. Harden made a motion that the new due date be May 30, 1997. Mr. Godfrey seconded the motion and the motion carried.

#### Item 11: Annual Homeowner's Meeting

Discussion: Mr. Godfrey recommended that the homeowner's meeting be held the third week in June. This would give the Board time to get the nominations in and to process the paperwork.

Action:

Motion: Mr. Lancaster made a motion that the homeowner's meeting be held on June 21, 1997. Mr. Godfrey seconded the motion and the motion carried.

#### Item 12: Nominations to the Board

Discussion: Mr. Lancaster stated that the Board already has the recommendations for Board candidates from the survey which was sent out. Mr. Godfrey stated that those were not formal nominations.

Action:

Motion: Mr. Lancaster made a motion that Duke Thornton, Ken Banks, and himself be the nominating committee to nominate candidates for the Board.

Discussion: Mr. Harden and Mr. Godfrey stated that the nominations are open to the whole community and that the homeowners make the nominations, not the Board.

Withdraw Motion: Mr. Lancaster withdrew his motion.

#### Item 13: Update Letter to the Homeowners

Discussion: The Board recommended getting out a letter to the homeowners updating them on the pool project, announcing the annual homeowners meeting, soliciting nominations to the Board, and notifying the homeowners that homeowners dues (\$200) are due June 30, 1997.

Action: Mr. Godfrey will write the letter and Mr. Baker will get out the mailing.

#### ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully Submitted By:

James Godfrey, Vice President

### ***Goose Creek Landing Homeowners' Association*** ***Board of Directors Meeting*** **MINUTES**

DATE: Saturday, April 26, 1997 TIME: 7:00 P.M. PLACE: James Godfrey's residence (Goose Creek Landing)

ATTENDANCE: James Godfrey, Jiggs Baker, Robert Andrews, Jim Lancaster, Danny Hardin, Duke Thornton, Ken Banks, Dwight Bowler. Robert Cooley was present briefly to express his interest in becoming a board member.

CALL TO ORDER: The meeting was called to order by Vice-president James Godfrey at 7:06 p.m. Mr. Godfrey passed out an agenda for the meeting.

#### Item 1: Election of Officers

Discussion: Mr. Godfrey stated that since the president had resigned, there were several ways to address the situation. One was to elect a president and vice-president, and the other was to let the vice-president assume the duties of the president for the remainder of the fiscal year.

Action:

Motion 1: Jim Lancaster made a motion to allow the vice-president to assume the duties of the president. Danny Hardin seconded the motion. Motion carried.

Motion 2: Robert Andrews made a motion to elect Ken Banks as secretary-treasurer. Danny Hardin seconded the motion. Motion carried.

#### Item 2: Financial Report - Jiqqs Baker

Discussion: Dues and assessments delinquencies were addressed. There is currently \$11 00.00 in delinquent dues.

Action:

Motion 1: Jim Lancaster made a motion to attach a lien to the Michael and Cathy Joyce property (Lot206) for delinquent dues of \$220.00. Second by Robert Andrews. Motion carried.

Recommendation: Further investigation concerning delinquent dues and/or sea wall assessment for lots 25, 89, 212 and 147 will be carried out due to disruption of secretarial duties.

Motion 2: Jim Lancaster made a motion to foreclose on Thomas Shelby property (Lot 170) for nonpayment of dues and sea wall assessment. Second by Robert Andrews. Motion carried.

Discussion: Jiggs Baker gave a report on the pool assessments. To date there are 56 homeowners that have paid the pool assessment for a total of \$35,800.00.

No Further Action:

Discussion: Bank balance in First Citizens Bank is \$15,599.11 of which \$4,200.00 is encumbered for prepaid dues.

Bank balance in Centura Bank is \$24,300.02.

Certificate of Deposit in Centura is \$21,209.50.

No Further Action:

### Item 3: Insurance - Fidelity Bond Update

Discussion: Mr. Godfrey gave a report on our current coverage.

Recommendation: Carry a bond on person responsible for writing our checks.

No Further Action:

### Item 4: Tim Russ (Lot 253)

Discussion: Mr. Godfrey reported on the pier being built on the waterfront property (Lot 253). The permit was issued to replace an existing pier damaged by the hurricanes. There was no existing pier in that location.

Therefore CAMA has issued a letter to the owners that the pier will have to be removed and fines will be levied. The joint tenancy agreement of Goose Creek Landing, Inc. prohibits owners of waterfront property from erecting piers.

Action:

Motion: Jim Lancaster made a motion that Goose Creek Landing Homeowners' Association prohibit any owner of waterfront property from erecting piers or walkways on the waterfront. Second by Duke Thornton. Motion carried.

### Item 5: Pool septic system.

Discussion: Mr. Godfrey passed out bids for the septic system. Discussion followed.

Action:

Motion: Jim Lancaster made a motion to award the bid to East Carolina Builders. Second by Danny Hardin. Motion carried.

### Item 6: Board Approval of letters

Discussion: Mr. Godfrey passed out copies of letters to be sent to Fred Smith, Prestige Engineering and Miracle Pools. Letters will be signed by James Godfrey and mailed.

No Further Action:

### Item 7: 1997 Proposed Budget

Discussion: Mr. Godfrey handed out a preliminary budget worksheet for review and comments. Discussion about road repairs was heard. Danny Hardin and Robert Andrews will look into this and bring a recommendation back to the board.

Recommendation: Board members are to review budget and be prepared to adopt a new budget for 1997-1998 before the annual meeting.

Item 8: Minutes, Mailings, and Communication concerns.

Discussion: Concerns about minutes being mailed and keeping homeowners informed were voiced. Cost of mailings has been a concern but it was the consensus of the board that we should spend the money to keep homeowners informed. Currently the cost is approximately \$100.00 per mailing. A mailing of current minutes and previous meetings will be mailed.

No Further Action:

Item 9: Annual Homeowners Meeting Agenda Items

Discussion: Mr. Godfrey discussed a possible agenda for the upcoming annual homeowners meeting. Need volunteers for counting ballots. Need volunteers for passing out ballots. Nominees for board members were discussed along with how résumés will be handled. Also handling of absentee ballots was discussed.

Action:

Motion: Jim Lancaster made a motion that absentee ballots would require a lot number and a signature to be valid. However they would not be opened until the annual meeting had been called to order. Any vote cast at the meeting would only require a lot number. Second by Danny Hardin. Discussion followed. Motion carried.

Item 10: Date, Time and Place for next board meeting.

Action: Next meeting is scheduled for Sunday June 1, 1997 from 10:00 to 11:30 a.m. at the residence of James Godfrey.

The board then went into executive session.

Adjournment: Upon return from executive session there was a motion and a second for adjournment. The meeting was then adjourned at 9:20 p.m.

Respectfully submitted:

Kenneth E. Banks, Secretary-Treasurer

***Board of Directors Meeting***  
**MINUTES**  
**Executive Session**

DATE: Saturday, April 26, 1997    TIME: 8:40 P.M    PLACE: James Godfrey's residence (Goose Creek Landing)

ATTENDANCE: James Godfrey, Jiggs Baker, Robert Andrews, Jim Lancaster, Danny Hardin, Duke Thornton, Ken Banks.

- Item 1: Position of Managing Agent

Discussion: There was much discussion about the current acting manager (Dwight Bowler) and his duties. There is currently no contract in force. There were some misconceptions on the amounts to be paid and the duties to be performed.

Action:

Motion 1: After much discussion a motion was made by Robert Andrews to terminate the current relationship with Dwight Bowler as acting managing agent. Second by Jiggs Baker. Motion carried. Ken Banks abstained.

Motion 2: Jim Lancaster made a motion not to require Dwight Bowler to reimburse the association \$300.00 for monies spent on duties he was to take care of out of his compensation. Second by Duke

Thornton. Motion defeated. 2 yes, 4 no, and 1 abstained.

- There being no further business the executive session was concluded.

Respectfully,

Kenneth E. Banks, Secretary-Treasurer

## **Goose Creek Landing Homeowners' Association Board of Directors Meeting**

### **MINUTES**

DATE: Sunday, June 1, 1997 TIME: 10:00 am PLACE: James Godfrey's residence (Goose Creek Landing)

ATTENDANCE: Board members present: James Godfrey, Jiggs Baker, Robert Andrews, Jim Lancaster, Danny Harden, Ken Banks.

Board member absent: Duke Thornton

Guests: Glenn Jackson, Tim Schrock, Freddie Dawson, Ricky Crocker, Jack Hines, Tina Hines, Walter Lee, Joyce Moye, Matt Ermish, Tim Russ, Neil Weeks, Rae Dene Smith, Dot Amick, Herb Amick, Ann Saunders, Catherine Oglesby, LuEllen Bowler, Faye Bowling, George Bowling, and Pat Turnbull.

CALL TO ORDER: The meeting was called to order by Vice-President James Godfrey at 10:02 a.m.

Mr. Godfrey passed out an agenda for the meeting.

#### Item 1: Approval of April 26, 1997 minutes.

Discussion: Corrections to minutes included correcting the spelling of Dwight Bowler's name and changing "lot 212" to "lot 206" in item 2 of the minutes. Add "lot 212" to "lots 25, 89, and 147" in item 2, motion 1 recommendation.

Action:

Motion 1: Danny Harden made a motion to accept minutes as corrected, second by Jiggs Baker, passed unanimously.

#### Item 2: Financial Report - Jiggs Baker, Ken Banks, James Godfrey

Discussion: Delinquencies: Lot 170 foreclosure proceedings have been signed.

Lot 25 is in arrears 220.00 for homeowner's dues. Lot 89 is in arrears 110.00 for the seawall assessment.

Owners have been contacted and payment will be sent in.

Action:

Motion 1: Motion by Harden, second by Banks to call Gary and Bonnie Rhodes (Lot 25) and request payment within 5 days or foreclosure proceedings will have to be started. Motion passed unanimously.

Motion 2: Motion by Harden, second by Lancaster to call the Carolyn Foust (Lot 89) and request payment within 5 days or foreclosure proceedings will have to be

started. Motion passed unanimously.

Discussion: Jim Godfrey explained transfers between Centura and First Citizens to clear up some previous deposits and checks written in the wrong account. After corrections everything in Centura Bank is pool funds and everything in First Citizens Bank is homeowner funds. Ken Banks gave current balances of \$46,431.93 in Centura (\$25,155.21 checking and \$21,276.72 CD) and \$38,005.84 in First Citizens Bank. \$5,400.00 of First Citizens balance is prepaid dues and is therefore encumbered until next year. Discussed putting excess funds in 7 day Certificate of Deposits to earn interest.

Action:

Motion 1: Motion by Banks to invest available excess funds in 7 day CD's. Second by Harden. Motion unanimously passed.

### Item 3: Budget Proposal

Discussion: James Godfrey and Ken Banks worked on a budget proposal for the fiscal year of April 1, 1997 to March 31, 1998. A proposal for regular operating and capital improvements budget was passed out. The regular budget was \$107,409.00 and the capital projects budget was \$160,000.00.

Action:

Motion 1: Motion by Harden to accept budget as proposed, second by Andrews. Motion passed unanimously.

### Item 4: Rules and Regulations

Discussion: Mr. Godfrey handed out a copy of the revised rules and regulations and discussed the few changes that had been made. Those changes consisted of (1) RV's, campers, etc. cannot be set up in the park. They can be parked for up to 48 hours. (2) utility buildings can also include vinyl material construction. (3) Underpinning and decking - deleted 60 days for having decking installed. Underpinning still has 60 day limit.

Action:

Motion 1: Motion by Lancaster to insert a one year time limit for installing permanent decking at each entrance to mobile home of not less than 30 square feet. Second by Harden. Motion passed unanimously.

Motion 2: Motion by Lancaster to approve the rules and regulations as changed and to pass on to homeowners as a board recommendation for their vote. Second by Harden. Motion passed unanimously.

### Item 5: Neil Weeks/Tim Russ walkway and pier..

Discussion: Mr. Godfrey reviewed the issue of the walkway and pier that was built on Neil Weeks' property. There was much discussion concerning the Joint Tenancy Agreement and what it allows. There was much discussion concerning Driftwood Development Co.'s considerations that were given to original homeowners. Mr. Weeks spoke to the board and proposed that if we would allow him to keep the pier and extend it to 250 feet; he along with the other three waterfront owners would construct a similar pier from the common area for the homeowners use. Much discussion followed. A committee will gather facts from CAMA and others in regards to new pier construction and buoy applications so the board can make a decision on this issue.

Action:

Motion 1: Motion by Lancaster to allow Mr. Weeks to keep the walkway over the marsh, providing all permits be transferred from Tim Russ's name to Neil Weeks' name. Second by Harden. Motion unanimously passed.

Motion 2: Motion by Andrews to grant Mr. Weeks a 90 day extension on removing his pier and to obtain facts concerning new piers. Second by Lancaster. Motion unanimously passed.

Motion 3: Motion by Lancaster to include buoy issue in Mr. Weeks' study. Second by Andrews. Motion passed unanimously.

Item 6: Solicitation of Application for Managing Agent

Discussion: Mr. Godfrey informed the board that we had notified homeowners of the vacant position of Managing Agent and asked for interested persons to apply. An ad will also be placed in surrounding newspapers soliciting applications. Ken Banks and Jim Lancaster will establish a job description of the duties of the Managing Agent for the purpose of interviewing new applicants.

No Further Action:

Item 7: Agenda for Annual Homeowners Meeting

Discussion: Mr. Godfrey discussed the proposed agenda for the upcoming homeowners' meeting. The board was in agreement with the agenda.

No Further Action:

There being no further old or new business, the meeting was adjourned at 12:30 p.m.

Respectfully submitted:

Kenneth E. Banks, Secretary-Treasurer

***Goose Creek Landing Homeowners' Association***  
***Annual Meeting***  
**MINUTES**

DATE: Saturday, June 21, 1997    TIME: 9:30 am    PLACE: White Oak Elementary School

ATTENDANCE: With the proxy received and the Homeowners present at the meeting, a quorum was satisfied and business was conducted.

CALL TO ORDER: The meeting was called to order by Vice-President James Godfrey at 9:30 a.m. Mr. Godfrey opened the meeting and asked that all new homeowners present since our last annual meeting stand and introduce themselves. Mr. Godfrey then introduced Gene Riggs, who is acting as our temporary managing agent. Mr. Godfrey then proceeded with the published agenda.

Item 1: Recognition of Volunteers.

Discussion: The following people were recognized for their volunteer work during the preceding year.

- (1) Lou Carreras - Updated our Homeowners directory.
- (2) Duke Thornton - Headed up a group, whom she named, that landscaped and beautified the front entrance.
- (3) Dwight Bowler, Craig & Pat Turnbull, Mall & Christine Ermish, John Redpath, Ronnie Eason, and Larry Maddrey - Repaired pier.
- (4) Danny Harden, Charles Gordon, and Ricky Crocker - Donated and setup swing set in the common area.

Action: Mr. Godfrey thanked these and others for all their hard work and all received a round of applause.

Item 2: Update on Property Taxes

Discussion: Ken Banks explained the increase in our property valuation and the corresponding increase in our property taxes. The property taxes for 1997 have been estimated to be approximately \$25,000.00. It was also noted that homeowners can deduct 1/251 portion of the total property tax paid on their individual income tax returns.

Action: No Action required.

### Item 3: Budget and Financial Report

Discussion: Ken Banks presented the 1997-1 998 budget and the Financial Statements for the fiscal year ended March 31, 1997. Copies were passed out to the homeowners and the discussion was open for questions. All questions were answered.

Action: No action required.

### Item 4: Report on the Sea Wall and Pier Project

Discussion: James Godfrey gave a report on the sea wall and pier repairs that were completed during the year. He gave a detailed statement of the revenue and expenses that were incurred for these two projects. Everyone was pleased with the end result.

Action: No Action required.

### Item 5: Report on pier in front of Neil Weeks property.

Discussion: Mr. Godfrey explained the situation with the pier that was constructed in front of Neil Weeks' property. There was a walkway that was constructed to the waters edge and a pier that was constructed beyond that. CAMA notified Mr. Weeks that the pier would have to be removed. The walkway was allowed to stay because of a written agreement with Driftwood Development. However under the Joint Tenancy Agreement, piers are not allowed to be constructed on Goose Creek property. Mr. Weeks was given the podium to present his facts and an offer to build a pier for the homeowners if he were allowed to keep his pier. Much discussion followed. It was the consensus of the association that we leave the Joint Tenancy Agreement as is and not allow any piers to be built. Mr. Godfrey indicated that a Waterfront development committee had been formed to study the issues of new piers, walkways etc. on our waterfront.

Action: No Action required

### Item 6: Unscheduled agenda item: (Concerned Homeowners)

Discussion: Mr. Godfrey called on Rae Dene Smith to present questions that were raised by the Concerned Homeowners group. Mrs. Smith presented a list of questions and those questions were answered.

Action: No action required.

### Item 7: Update on pool project.

Discussion: Mr. Godfrey gave a brief update of the pool project. Everything is proceeding as previously discussed. The septic system field has been installed and the actual pool construction is scheduled to begin in late August.

Action: No action required.

### Item 8: Election of new Board Members

Discussion: Mr. Godfrey directed homeowners to the list of nominees for election to the Board of Directors. Each nominee present was invited to the lectern for the opportunity to give a brief personal history of themselves and to express their thoughts about issues concerning Goose Creek Homeowners Association.

Action: Elections were held with the following persons elected to seats on the Board of Directors: Lu Ellen Bowler, Freddie Dawson, James Godfrey, and Tim Schrock.

There being no further old or new business, the meeting was adjourned at 11:50 a.m.

Respectfully submitted:

Kenneth E. Banks, Secretary-Treasurer  
James Godfrey, Vice President

**Goose Creek Landing Homeowners' Association**  
**Board of Directors Meeting**  
**MINUTES**

DATE: Saturday, June 21, 1997 TIME: 8:00P.M. PLACE: 316 Snow Goose Lane

ATTENDANCE: Lu Ellen Bowler, Freddie Dawson, James Godfrey, Danny Harden, Jim Lancaster, and Tim Schrock.

Call to Order:

The meeting was called to order at 8:00 p.m. by the Vice President, James Godfrey.

Item 1: Financial Report

Discussion: Mr. Godfrey gave each Board member a copy of the financial report that Ken Banks gave at the Annual Homeowner's Meeting.

Action: Each Board member will keep a copy of the financial report so that they may use it as a resource to answer any questions or concerns from homeowners concerning our finances.

Item 2 Social Committee

Discussion: The Board discussed the need to plan social events to promote good will and fellowship within the community.

Action: The Board asked Lu Ellen Bowler to create a Social Committee and to chair the committee. A covered dish dinner is being planned for the near future.

Item 3 Managing Agent Vacancy

Discussion: The Board discussed the need to fill the Managing Agent Vacancy as soon as possible.

Action: The Board will meet at 3:00 pm on Sunday, June 29, 1997 and go over the applications.

Item 4 Commons Area Development Committee

Discussion: The Board discussed the need to develop a long range plan for the development of the common area.

Action: Tim Schrock agreed to chair this project and will appoint a committee to develop a long range plan to present to the homeowners.

Item 5 'Waterfront Committee

Discussion: The issue of piers and buoys were discussed at the homeowner's meeting. The Board feels that a committee should be formed to gather facts about these issues and other issues which relate to the waterfront. A set of recommendations will then be made and presented to the homeowners at a future meeting.

Action: Freddie Dawson agreed to chair this project and will appoint a committee to gather facts and to develop a set of recommendations.

Item 6 Pool Project

Discussion: Danny Harden agreed to remain as the project manager for the pool construction. The need to rope off the existing septic lines in the common area and to rope off a play area for the children were discussed.

Action: Mr. Harden will coordinate this work with Tim Schrock and the new managing agent.

#### Item 7 Election of Officers

Discussion: The Board opened the floor for the nominations for officers.

Action:

Motion 1: Danny Harden nominated James Godfrey for President. Freddie Dawson seconded the motion and it passed unanimously.

Motion 2: Lu Ellen Bowler nominated Tim Schrock for Vice-President and Jim Lancaster seconded the motion. Motion passed unanimously.

Motion 3: Danny Harden nominated Ken Banks for secretary/treasurer. The motion was seconded by Jim Lancaster and passed unanimously.

#### Item 8 Communications Committee

Discussion: Jim Lancaster expressed the opinion that a news letter needs to be published quarterly and sent out to the homeowners. The Board agreed that a news letter would be good as long as it is non political and contains only positive information.

Action: Mr. Lancaster will form a communications committee to publish the news letter. The Board of Directors will approve each news letter before sending it out to the homeowners.

#### Item 9 Office Space for Managing Agent

Discussion: The Board discussed the need for finding a location within the park where the managing agent can hold office hours in order to be more accessible to the homeowners. The storage room in the pool bath house was mentioned as a possible site to convert into an office.

Action:

Motion: Jim Lancaster made a motion that the Board convert the storage room in the pool bath house into an office for the managing agent. Freddie Dawson seconded the motion and it passed unanimously. Danny Harden agreed to work with Miracle Pools on this project

#### Item 10 Liability Insurance Coverage

Discussion: Jim Lancaster suggested that we look into the possibility of increasing the amount of liability coverage for the association. He also suggested that we consider covering the Board of Directors.

Action: The Board will form a committee to price various insurance options and to make a recommendation.

#### ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully Submitted By:

James Godfrey, President

**Goose Creek Landing Homeowners' Association  
Board of Directors Meeting  
MINUTES**

DATE: Sunday October 19, 1997

TIME: 2:00 P.M.

PLACE: James Godfrey's residence (Goose Creek Landing)

Board members present: James Godfrey, Tim Schrock, Lu Ellen Bowler, Freddie Dawson, Jim Lancaster, Danny Harden, and Ken Banks.

CALL TO ORDER: The meeting was called to order by President James Godfrey at 2:00 P.M.. Mr. Godfrey passed out an agenda for the meeting.

Item 1: Approval of Annual Homeowners Meeting minutes (June 21, 1997) and board meeting following.

Discussion: None

Action:

Motion 1: Jim Lancaster made a motion to accept minutes of annual meeting, second by Freddie Dawson, passed unanimously.

Motion 2: Freddie Dawson made a motion to accept minutes of board meeting, second by Jim Lancaster, passed unanimously.

Item 2: Letter of Engagement for Financial Services.

Discussion: President Godfrey explained the bid process for awarding the accounting services that are needed for the homeowners. Several bids were sent to area CPA's and several board members indicated they had asked CPA's for bids. After all bids were received, the managing agent signed a letter of engagement with the Firm of Kenneth E. Banks, CPA, P.A. to provide the listed services at a cost not to exceed \$200.00 per month or \$2000.00 per year.

Jim Lancaster raised a question of the possibility of a conflict of interest since Ken Banks was a board member and secretary/treasurer. It was noted that Ken Banks does not handle any of the daily banking transactions nor does he write checks or have signature authority. These responsibilities are being performed by the managing agent. There was assurance that there was no professional conflict of interest, and hopefully there would be no conflict among any homeowners.

Action: None Required

Item 3: Financial Report

Discussion: Ken Banks passed out notebooks containing the monthly financial reports through August.

Septembers bank statements had not been received in time to prepare the month of September. Ken Banks went over the financial statements with the board members.

Action: Ken Banks asked the board members to review the financial statements and make notes and/or questions which could be answered by phone or at the next meeting. Also he noted that these records are for the homeowners and are available to them from any board member.

Item 4: Dues and Assessment Delinquencies

Discussion: Gene Riggs updated the board on delinquent dues and assessments. Discussion followed concerning those homeowners who were delinquent.

Action:

Motion 1: Ken Banks made a motion to start foreclosure proceedings on those homeowners who were delinquent in order to protect the association in case of property owners moving or selling. Danny Harden seconded the motion and it was passed unanimously.

Item 5: January 1998 Dues

Discussion: There was discussion about the need for a homeowners dues increase beginning with the January 1998 dues.

Action: It was decided that when a financial committee was established, that committee would review the upcoming budget and make a recommendation as to the need for a dues increase.

Item 6: Mobile Home Park inspection fee.

Discussion: Mr. Godfrey discussed the bill we received for inspection of our lots in the mobile home park. This was from a county ordinance which our attorney indicated was legal. In effect, there is nothing we can do but comply with the ordinance and pay the \$1,500.00 fee.

No Further Action:

Item 7: Committee Reports

Discussion: Mr. Godfrey asked for committee reports. The following committees gave reports:

Action:

Danny Harden, Pool Committee chairman, reported that the contractor indicated that they were in the process of finishing up several other contracts and would try to start and have the pool completed by November 30.

Freddie Dawson, Waterfront Committee chairman, reported that his committee was still talking to CAMA and gathering facts. They were putting together a set of requests and recommendations. They needed additional time to complete this and would hopefully have everything in place by the next board meeting.

Tim Schrock, Common Area Committee chairman, reported that his committee was working on several projects. They would prepare recommendations and cost figures for the board.

Jim Godfrey, Insurance Committee chairman, reported on our current insurance and several concerns about our property insurance and our board of directors liability insurance. After much discussion the following motions were made:

Motion by Jim Lancaster to increase our property insurance to 3,000,000, second by Ken Banks and passed unanimously.

Motion by Lu Ellen Bowler to increase our Board of Director's liability insurance to 1,000,000 with a 1,000 deductible, second by Jim Lancaster, passed unanimously.

Jim Godfrey, Rules and Regulations Committee chairman, discussed several issues which involved current regulations and rules and new regulations and rules. One item that will be written into our rules are limitations on height of mobile home foundations. Danny Harden will write that up. Also a rule will be added that will prohibit driving golf carts at night without lights. Several complaints were brought before the board. Enforcement of current rules was a general concern. After much discussion the following action was taken:

Motion by Freddie Dawson to send a registered letter to a homeowner explaining our intention of cleaning up his pets' litter, sending him the bill for this, and attaching liens if bill is not paid. Second by Lu Ellen Bowler, passed unanimously.

Motion by Danny Harden to add stop signs to main roads, second by Tim Schrock, passed unanimously.

Lu Ellen Bowler, Welcome Wagon Committee chairman, stated that there has been very little activity primarily because she has no way of knowing who the new homeowners are and when they move into the community. It was noted that the lawyer should notify Lu Ellen when there is a home closing.

Lu Ellen Bowler, Social Committee chairman, reported that the homeowners picnic was a huge success. She noted that the pig gave out before everyone was able to get some, but everyone still had a good time and nothing but favorable comments were received. Her committee has already started planning for the next outing and have come up with several suggestions to eliminate the few problems we had at this last picnic. The board expressed their appreciation to Lu Ellen for a job well done.

Jim Lancaster, Communications Committee chairman, indicated that a newsletter will go out sometime before

Christmas. He asked that anyone that has had a change of address or phone numbers to please contact Lu Ellen or any other board member so that it can be noted in the newsletter and rosters.

Item 8: Homeowners Meeting

**Discussion:** There was some discussion concerning the need for a November Homeowners meeting. It was agreed that there was not enough items of business to warrant a November meeting. Instead there was a recommendation that we wait until the spring to have an informal homeowners meeting in the park. By that time, new rules and regulations (including those for the pool) will be written and available for review. The board felt that we would have a better turn out in the spring also.

**Action:** Danny Harden made a motion to postpone the November homeowners meeting until some time in April. Second by Tim Schrock, passed unanimously. (Exact time and place will be announced in the newsletter.)

There being no further old or new business, the meeting was adjourned at 3:40 p.m.

Respectfully submitted:

Kenneth E. Banks, Secretary-Treasurer

James Godfrey, President

**Goose Creek Landing Homeowners' Association  
Board of Directors Meeting  
MINUTES**

DATE: Sunday March 29, 1998 TIME: 10:00 AM. PLACE: James Godfrey's residence (Goose Creek Landing)

ATTENDANCE: Board members present: James Godfrey, Tim Schrock, Lu Ellen Bowler, Danny Harden, Ken Banks.

Board member absent: Freddie Dawson, Jim Lancaster

GCHOA Manager Present: John Redpath

CALL TO ORDER: The meeting was called to order by President James Godfrey at 10:00 am. Mr. Godfrey passed out an agenda for the meeting.

Item 1: Approval of Minutes of the October 19, 1997 Board Meeting.

Discussion: None

Action:

Motion 1: Lu Ellen Bowler made a motion to accept minutes of board meeting, second by Tim Schrock, passed unanimously.

Item 2: Dues/Assessments Delinquencies.

Discussion: John Redpath reported that to date there were 32 homeowners delinquent in their dues. Reminders have been mailed and responses are beginning to come in. A second letter will be sent by April 15th and those dues that are not paid by April 30th will be turned over to our attorney for collection. All but \$160.00 of the pool assessments has been collected. There are still some late fees and legal fees that the association has not been reimbursed for.

**Action:** None Required

Item 3: Duties and Compensation for the managing agent.

Discussion: Jim Godfrey explained the duties of the managing agent and the corresponding fees paid for those duties. Specifically the manager will be paid \$6000 per year for stated duties, \$3500 per year for debris pickup, \$600 per year for office reimbursement and vehicle reimbursement of 32.50 per mile with a monthly minimum of \$50 and a monthly maximum of \$100. Pool duties were also discussed. It was decided that bids would be sent out for pool maintenance and we would ask John Redpath to submit a bid also.

Action: Lu Ellen Bowler agreed to contact as many maintenance companies as possible and request bids for the pool maintenance.

Item 4: Road Repairs

Discussion: John Redpath reported on several options concerning our road repair. He has indicated that Robin Corner will cooperate with us in repairing roads. Mr. Corner has equipment we can use. In turn John has agreed to help Mr. Corner in any way he can so as to reciprocate good deeds. One thing Mr. Redpath has already done is installed some posts at the front entrance to route traffic away from the corner where some vehicles have cut across coming into Goose Creek. Another item that Robin Corner asked us to consider was placing a walk-through gate somewhere by the boat ramps. People are crossing the fence anyway. In doing so damage and potential injuries can occur. Much discussion followed.

Action:

Motions 1: Danny Harden made a motion to install a pedestrian gate by the handicap parking space. Lu Ellen Bowler seconded the motion. Motion passed unanimously.

Item 5: Budget for 1998-1 999

Discussion: Ken Banks handed out budget worksheet and discussed line by line items of the recommended budget proposal which consisted of \$127,700 of income and \$131,200 of expenses. He indicated that this budget was proposed using the bare minimums based on historical expenditures. It was noted that the dues increase in January was a minimum amount to cover our increase in taxes, insurance and ordinary increases in our normal operating expenses. In viewing the total budget it was noted that there were other potential increases that we have not had in the past such as repairs to our roads and common areas due to the excessive rainfall thus far. Also it was noted that over the previous three years we have used previous surpluses to supplement each successive budget. Also we have not had any contingent amounts set aside for normal capital improvements or emergencies. The finance committee therefore recommended that in addition to the permanent \$50.00 semiannual increase in January of 1998 there be a temporary dues increase of \$50.00 for the dues payments for July 1, 1998, January 1, 1999 and July 1, 1999. It will then be determined if the temporary dues increase will be terminated or continued. Ken Banks wanted to thank Buster Williams, Billy Keel, Jim Godfrey and John Redpath for attending the finance committee meeting and providing their input and ideas in arriving at these recommendations.

Action: Danny Harden made a motion to accept the recommendation of the finance committee. Tim Schrock seconded the motion. Motion passed by a vote of four (4) in favor and one (1) opposed.

Item 6: Andrew Jones request to move street light.

Discussion: A request to move a street light because it was shining in a bedroom window was discussed. There were concerns about allowing homeowners to have the choice of moving streetlights in our park. There were several alternate solutions discussed and the request was tabled until these alternatives were addressed

No Further Action:

Item 7: Memorial Day picnic plans

Discussion: There was much discussion concerning when to have our social picnic. Memorial Day weekend was originally discussed. However it was the consensus that Memorial Day weekend would be a very busy and crowded weekend with most homeowners bringing family and friends in for the weekend. There fore it was agreed to have the picnic on the afternoon of our annual Homeowners Meeting.

Action: Danny Harden made a motion to have our picnic on the afternoon of our annual homeowners meeting. Tim Schrock seconded the motion. Motion was passed unanimously.

#### Item 8: Committee Reports

Discussion: Mr. Godfrey asked for committee reports. The following committees gave reports:

Action: Danny Harden, Pool Committee chairman, reported that the weather had held up some progress but that the past week had been pretty and the contractor was not present. Danny will contact the contractor and get a completion date to give us tomorrow.

Freddie Dawson, Waterfront Committee chairman, was absent.

Tim Schrock, Common Area Committee chairman, reported that he would have all of his committee's recommendations at the next board meeting.

Jim Godfrey, Insurance Committee chairman, no report.

Jim Godfrey, Rules and Regulations Committee chairman, discussed several issues which involved current regulations and rules and new regulations and rules. A rule will be added that will prohibit driving golf carts at night without lights. There was discussion about revisiting the issue of allowing underage children to drive golf carts. This will be presented to the homeowners. John Redpath expressed his concerns about homeowners putting out large debris, which is hard to pickup. Rules should be followed concerning this issue. Jim Godfrey asked how to present changes. We will decide at our next board meeting what will be on the annual meeting agenda.

Lu Ellen Bowler, Welcome Wagon Committee chairman, no report.

Lu Ellen Bowler, Social Committee chairman, indicated that plans were in progress for the upcoming picnic. Several people have joined that committee and it was agreed that the committee would be in charge of the plans.

Jim Lancaster, Communications Committee chairman, was absent.

#### Item 9: Homeowners Meeting

Discussion: There was discussion about when and where to have the annual Homeowners meeting.

Action: It was agreed that the annual Homeowners meeting will be held June 6, 1998 from 9:30 am to 12:00 noon at the White Oak elementary school.

#### Item 10: Next Board Meeting

Discussion: The next board meeting will be held April 26, 1998 from 9:00 to 11:00 am at Jim Godfrey's residence.

There being no further old or new business, the meeting was adjourned at 12:15 p.m.

Respectfully submitted:

Kenneth E. Banks, Secretary-Treasurer

***Goose Creek Landing Homeowners' Association  
Board of Directors Meeting***

## MINUTES

DATE: Sunday May 10, 1998 TIME: 9:00 A.M. PLACE: James Godfrey's residence (Goose Creek Landing)

**ATTENDANCE:** Board members present: James Godfrey, Freddie Dawson, Lu Ellen Bowler, Danny Harden, Ken Banks.

Board members absent: Tim Schrock, Jim Lancaster; GCHOA Manager Present: John Redpath; Guest Present: Andy Jones

**CALL TO ORDER:** The meeting was called to order by President James Godfrey at 9:00 am. Mr. Godfrey read the agenda for the meeting.

**Item 1: Approval of Minutes of the March 29, 1998 Board Meeting.**

Discussion: The upcoming annual homeowners' meeting date was discussed. It was decided that the meeting be held June 13th instead of June 6

**Action:**

Motion 1: Danny Harden made a motion to accept the minutes as changed. Lu Ellen Bowler seconded the motion. Passed unanimously.

**Item 2: Dues/Assessments Delinquencies.**

Discussion: John Redpath reported that to date there were 8 homeowners delinquent in their dues. Reminders have been mailed. Each board member agreed to contact a delinquent homeowner in an effort to bring all dues current.

Action: None Required

**Item 3: Road Repairs**

Discussion: John Redpath gave the board an update on current road conditions and possible solutions to repair the roads. John will investigate several options and report back to the board. Also recommendations for speed bumps and additional stop signs was discussed.

Action: No action at this time

**Item 4: Pool Update**

Discussion: Danny Harden has contacted Miracle Pools on several occasions concerning the completion date of our pool. To date he has not received any assurance that the Memorial Day completion date would be met as promised. Danny Harden recommended and the board agreed that no further monies would be paid to Miracle Pools until the project is completed. It was further noted that there are more than enough funds withheld to complete the project, which should not entail more than one week of work.

Action: No further action.

**Item 5: Homeowners Social**

Discussion: Lu Ellen Bowler gave the board an update on the June 13th Homeowners' social. Everything is on schedule and under control.

Action: The board recommended that we plan for approximately 600 people.

**Item 6: Andrew Jones request to move street light.**

Discussion: Andy Jones presented a request to move a street light from one point in front of his property to another point opposite and in front of his property. (Diagram was furnished).

Action: Danny Harden made a motion to allow Andy Jones to move the light 15 feet from Jim Lancaster's property line provided Mr. Jones obtained written consent from Jim Lancaster. Andy Jones will pay the cost of moving the light. Seconded by Freddie Dawson. Passed unanimously.

#### Item 7: Candidacy of Lu Ellen Bowler

Discussion: It was noted that the by-laws state that board members serve for two-year terms. It was therefore determined that Lu Ellen Bowler has one remaining year of her term. In conjunction with this discussion, Ken Banks raised concerns about the content of Lu Ellen Bowler's campaign letter that was mailed to Homeowners. He responded to those concerns with a letter that was to be presented in his absence. Since the meeting was rescheduled Ken attended the meeting and was able to read the letter to the board. Much discussion followed. Action: Freddie Dawson made a motion that the letter from Ken Banks be included as an attachment to the minutes. Seconded by Danny Harden. Motion passed with 3 affirmative, 1 negative, and Ken Banks abstaining.

#### Item 8: Managers Report

Discussion: John Redpath gave his managers report. In addition to topics already discussed, John brought up several concerns and requests. In noting that our recordkeeping system has been done manually since inception, he requested that he be allowed to purchase the Quickbooks software.

Action: Ken Banks made a motion to purchase Quickbooks software for approximately \$90.00. Jim Godfrey seconded the motion. Passed unanimously.

#### Item 9: Homeowners Meeting

Discussion: The president asked for items that need to be included on the agenda for our upcoming homeowners' meeting. A tentative agenda was established at this meeting.

Action: None

#### Item 10: Executive Session

Action: Danny Harden made a motion to adjourn to executive session. Seconded by Freddie Dawson. Passed unanimously.

After returning from executive session and there being no further old or new business, the meeting was adjourned at approximately 12:10 p.m.

Respectfully submitted:

Kenneth E. Banks, Secretary-Treasurer

## **Goose Creek Landing Homeowners' Association Board of Directors Meeting MINUTES**

DATE: Saturday, June 13, 1998 TIME: 6:00 p.m. PLACE: 316 Snow Goose Lane

ATTENDANCE: Lu Ellen Bowler, Freddie Dawson, James Godfrey, Danny Harden, Betty Jones, and Tim Schrock.

Call to Order:

The meeting was called to order at 6:00 p.m. by the President, James Godfrey.

#### Item 1 - Election of Officers

Discussion: The Board opened the floor for the nominations for new officers.

Action:

Motion 1: James Godfrey nominated Freddie Dawson for President. Betty Jones seconded the motion and it passed unanimously.

Motion 2: James Godfrey nominated Tim Schrock for Vice President and Danny Harden seconded the motion. Motion passed unanimously.

Motion 3: James Godfrey nominated Ken Banks for Secretary/Treasurer. The motion was seconded by Danny Harden and passed unanimously.

Item 2 - Vandalism

Discussion: The Board discussed the recent acts of vandalism which were occurring at Goose Creek Landing and what actions would be taken to combat the problem.

Action:

John Redpath reported that he had several leads and that he thought that some of the problem was coming from people within our own community. He was instructed to follow his leads and to involve the local Sheriff's Department as needed. If this doesn't stop the vandalism, then the Board will adopt whatever policies are necessary to eliminate the vandalism.

Item 3 - July 4 FireworksDiscussion:

The Board discussed what actions needed to be taken in order to eliminate the fireworks celebration within the Park. Last year several of the aerial explosives came down and landed in boats, which were tied to the pier or anchored in the water. This is very dangerous.

Action:

The Board authorized the Managing Agent to hire an off duty police officer to patrol the park in order to eliminate the firing of explosives during the July 4 celebration.

Item 4 - Pool Opening

Discussion: The Board extended its appreciation to Andrew Jones and John Redpath for their efforts in attending to the last minute details which allowed the pool to open. The pool rules and regulations were discussed.

Action: None

## ADJOURNMENT

there being no further business, the meeting was adjourned.

Respectfully Submitted By:

James Godfrey, President

**Goose Creek Landing Homeowners' Association**  
**Board of Directors Meeting**  
**MINUTES**

DATE: Sunday, June 28, 1998 TIME: 1:00 p.m. PLACE: 316 Snow Goose Lane

ATTENDANCE: Lu Ellen Bowler, Freddie Dawson, James Godfrey, Betty Jones, and Tim Schrock.

Call to Order:

The meeting was called to order at 1:00 p.m. by the President, Freddie Dawson.

### Item 1 Pool

Discussion: The Managing Agent, John Redpath, gave the Board an update on the pool operations. He reported to the Board that the liquid chlorine system has been installed and is working well. Other pool matters that were discussed include:

- A. Unauthorized Night Swimmers — He indicated that there has been a small problem with night swimmers sneaking into the pool after hours by scaling the fence. This has caused minor damage to the fence. Ways and means to stop this were discussed and will be put into action.
- B. Telephone — the 393-2004 telephone has been installed in the Managing Agent's office at the pool. The answering machine is hooked up. Homeowners are asked to please direct their calls to this number unless it is an emergency.
- C. Request for New Pool Equipment — Mr. Redpath requested money to purchase a Creepy Crawler Pool Vacuum (\$689) to vacuum the pool without manual assistance. He also requested money to purchase a computerized chemical controller (\$95 per month) to control the chlorine and acid in the pool water. James Godfrey advised renting this equipment first to see if the equipment really works effectively. Freddie Dawson asked the Managing Agent if he would rather hire a pool assistant or buy the new equipment; we do not have the money in the budget to do both. The Managing Agent said that the new equipment was on his wish list, but was not a necessity. The money in the budget will be used to hire a pool assistant.
- D. Pool Assistant — The Managing Agent reported that Andy Jones has donated a lot of his time to getting the pool ready and that he wanted to offer the job to Andy Jones. The Board agreed to offer the job to Andy Jones and that Mr. Jones will report directly to the Managing Agent.

### Item 2 Miscellaneous Work Projects

Discussion: Freddie Dawson discussed the work projects within the Park which have not been finished and asked that they be finished soon. Tim Schrock suggested a workday be set aside for finishing these projects.

The Managing Agent was asked to coordinate the efforts and that Freddie Dawson, Tim Schrock, and other volunteers will assist the Managing Agent and complete the work projects. The projects are:

1. The gravel rock pile beside the boat ramp turning circle needs to be spread and leveled out.
2. The pine mulch pile in the common area needs to be disposed of.
3. The top soil around the pool patio is washing away and needs to be stabilized.
4. The 4x4 posts and ropes need to be installed in the common area to create barricades to protect the septic system in front of the pool.

Action: A group of volunteers will assist the Managing Agent and complete these projects.

### Item 3 Neil Weeks Property

Discussion: The Board discussed several items concerning the Weeks Family and their property.

- A. Thank You to the Weeks Family — during the construction of the pool, the Weeks Family has graciously allowed the use of their utilities which has facilitated the completion of the project. The Managing Agent and the Board, on behalf of the Homeowners Association, extend our gratitude to the Weeks Family for their help and cooperation while the pool was under construction.
- B. Damage to the Weeks Yard Landscaping — the contractor that installed the pool septic system damaged the landscaping to the Weeks property. Since the Weeks property is adjacent to the back of the pool bathhouse, this is not unexpected given the nature of the project. However, the contractor is expected to fix the damage when

the project is complete. Another concern raised by the Weeks Family is that homeowners will drive their golf carts over the Weeks property to get to the pool. The Weeks Family requests permission to extend the 4x4 posts and ropes past the bathhouse all the way down their property line to protect their yard from pool traffic. Action: James Godfrey made a motion that the Managing Agent contact the septic system contractors and give them an opportunity to level and reseed the Week's yard. If the contractors do not repair the damage, then the repair cost will be deducted from the contractor's pay and another person will be hired to repair the damage. Mr. Godfrey also made a motion to allow Mr. Weeks to run the posts and ropes down his property line to protect his yard from pool traffic. Betty Jones seconded the motions and they passed unanimously.

#### Item 4 Waterfront Issues

A. Crab Pots Left in the Common Area — several used crab pots have been left in the common area for disposal. If a homeowner wishes to dispose of a used crab pot, do not leave it in the common area they may be left in the homeowner's own yard until they are disposed of. These are crab pots fresh out of the water and many homeowners have complained about the odor.

B. Overnight Boat Docking at the Pier — Docking at the pier is temporary overnight docking and most homeowners comply with this rule. The Managing Agent was asked to enforce this rule and the Board discussed what it needs to do to support the Managing Agent in enforcing the rule. Tim Schrock will write a letter to the offending party. If this doesn't alleviate the problem, then the Board will take the appropriate action. On weekends and during the busy holiday season, it is only common courtesy to take a boat out that has been docked all week long.

C. Boat Slips at the End of the Pier — Betty Jones presented an idea from Larry Maddry to put 4x4 poles in the water on the left at the end of the pier. This would allow small flat bottomed boats to dock overnight and create additional docking space. This idea was discussed by the Board and there are pros and cons. There is a usage issue since many homeowners already use that area for other purposes. A concern was also raised that creating boat slips will require a C.A.M.A. permit. After much discussion, the Board decided not to allow the boat slips at this time.

#### Item 5 Road Repair

Discussion: Freddie Dawson asked the Board who in the park would have the most knowledge on what would need to be done to repair the roads. It was agreed that Betty and Andy Jones had experience in road maintenance and Freddie Dawson asked Betty Jones to head a committee to study what needs to be done to repair the roads. She agreed to chair this committee and to make recommendations to the Board. Much discussion followed. It was agreed that we do not want a temporary patch job, but a permanent repair to the roads. James Godfrey suggested that we consider paving the turning circle at the boat ramp at the same time the road repairs are made. This would reduce maintenance at the boat ramp and would be cheaper to do while the road repairs are being made.

Action: Betty Jones will chair the Road Repair Committee and will study the problem and make recommendations to the Board on what needs to be done to permanently repair our roads. She will also study the cost of paving the turning circle at the boat ramp.

#### Item 6 Vandalism

Discussion: There has been an increase in vandalism within the park recently. We have had golf carts damaged when taken from residents yards for joy rides at night. Items have been stolen from a boat docked at the pier and there have been problems with young boys and girls drinking beer and smoking cigarettes on the pier late at night. Some of these same underage children have been caught in the pool late at night and have caused minor damage to the pool fence. Most of these children have been identified and the sheriffs department has been called into the

park several times to deal with the problem. The parents have been notified and asked to stop their children from wondering around the park late at night without supervision. The Board discussed at length what can be done to stop this problem. As a homeowner you are advised to immediately call the sheriff if you witness criminal acts of vandalism taking place within the park. As a parent you are asked to be aware of where your child is and what they are doing. Do not allow your child to wonder about the park late at night without supervision. The Board will take whatever action is necessary to stop these acts of vandalism

#### Item 7 Homeowner's Association Attorney

Discussion: The Board discussed the possibility of obtaining another lawyer besides Neil Whitford to represent us. Mr. Whitford has experience with Homeowner's Associations and has generally represented us well, but some board members feel that it is not wise to let Mr. Whitford handle all of our legal issues. Mr. Redpath said that he believes that Joan Mitchell (lot 20) would assist us in finding legal representation. She is an attorney and a homeowner. James Godfrey mentioned a local attorney named Lanee Borsman who has a reputation for being aggressive and effective in pursuing legal matters.

Action: The Board asked Mr. Godfrey to contact Lanee Borsman and invite her to the next Board meeting for an interview. John Redpath will contact Joan Mitchell to see if she will assist the Board in choosing another attorney.

#### Item 8 Fireworks at the Waterfront

Discussion: We have had problems in the past with fireworks in the common area during the July 4 celebration. Last year it got out of hand and there is a very real concern that fireworks and outboard motor fuel could create a very dangerous situation if allowed to continue. The managing agent reported that we could hire an off duty police or sheriff's officer, at \$10 an hour, to patrol the park on July 4 to prevent fireworks from being detonated. It was the unanimous opinion of the Board that this is a small price to pay to insure the safety of our residents and their property.

Action:

Motion: James Godfrey made a motion that we hire an off duty officer to patrol the park from 9 p.m. until 4 a.m. Betty Jones seconded the motion and it passed unanimously.

#### Item 9 Cell Phone for the Managing Agent

Discussion: There are times when the managing agent needs a cell phone. For example, when patrolling the park at night and witnessing an act which needs to be reported. With a cell phone the managing agent can report the act without having to leave the area.

Action: Lou Ellen Bowler made a motion to allow the managing agent to buy a cell phone. Betty Jones seconded the motion and it passed unanimously.

#### ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully Submitted By:

James Godfrey, Board Member

Freddie Dawson, President

### **Goose Creek Landing Homeowners' Association Board of Directors Meeting**

#### **MINUTES**

**DATE: Sunday, August 30, 1998 TIME: 9:00a.m. PLACE: 316 Snow Goose Lane**

**ATTENDANCE: Lu Ellen Bowler, Freddie Dawson, James Godfrey, Danny Harden, Betty Jones, and Tim**

Schrock.

Call to Order:

The meeting was called to order at 9:12 a.m. by the President, Freddie Dawson.

### Item 1 Hurricane Recovery

Discussion: The Board discussed the actions that were taken by volunteers to prepare for the hurricane and what actions need to be taken in the aftermath to clean up the park. The three main areas of the discussion were:

A. Preparedness.— John Redpath gave the Board an account of the actions which were taken by himself and a group of volunteers to prepare for the hurricane. Trash cans, porch furniture and anything else possible were tied down to prevent them from becoming missiles during the storm. Water and power to the pier were cut off, the pool was secured, and the financial records were secured. The Board expressed its appreciation to John and the volunteers.

B. The Front Gate — The Board discussed and agreed that the front gate needs to be opened immediately before the hurricane to allow homeowners faster entry and they're prepared for the storm. It was agreed that the gate needs to be put back up as soon as power is restored.

C. Trash Disposal — John Redpath reported that he asked homeowners to carry the trash down to the common area so that it would be in one location. He expressed the belief that F.E.M.A. monies would be forthcoming to pay for removing the trash. It was agreed that all trash needs to be moved to the common area as soon as possible so that the trash will be in one location when it is picked up.

### Item 2 Water Front Damage

Discussion: Sea Wall Damage — The sea wall held up well but there are back wash areas which need to be filled in. Since John Redpath will have his hands full getting the trash down to the common area, the idea of hiring someone to haul in fill dirt and do this task was discussed.

Action:

Motion: Lou Elleh Bowler made a motion to hire someone to come in and fill in the back wash at the sea wall. James Godfrey seconded the motion. Motion carried unanimously.

Discussion: Pier Damage — Freddie recognized Larry Maddrey who addressed the Board about the damage to the pier. He informed the Board that he had already washed down pilings and leveled the first third of the pier. He offered to level the rest of the pier to within 6 inches but needed volunteers to help him with the task. Several Board members offered to help him with the project and extended their appreciation for his willingness to help. Doing this project now will minimize future damage if another hurricane hits us this year.

Discussion: Boat Ramp Damage — The sea wall by the boat ramp is experiencing some problems with blow out due to the prop wash pressure when loading boats onto drive on trailers. It was suggested that we post a sign encouraging larger boats to use the middle ramp when loading onto drive on trailers.

Action: Freddie Dawson asked James Godfrey to come up with the wording for the sign and for John Redpath to put the sign up at the boat ramps.

### Item 3 New Boat Slips at the End of the Pier

Background: Several boat slips have been constructed at the end of the pier without Board approval. The Board requested that they be taken down and they have been.

Discussion: James Godfrey reported to the Board about the C.A.M.A. regulations concerning boat slips, If you tie to the pier and not to a cleat it is not a boat slip. But if you tie to a 4 x 4 in the water and also to the pier,

C.A.M.A. considers it a boat slip. Creating boat slips requires a major C.A.M.A. permit. You must submit plans, there is a 50-175 day waiting period, and the permit would cost \$250. Constructing boat slips without a C.A.M.A. permit is a violation and could subject the homeowners association to a fine. With a permit, we could build ten slips or less without being classified as a Marina. Many homeowners have expressed their opinion for and against creating additional boat slips. Much discussion followed. Action: The Waterfront Committee will study the issue and report back to the Board. It was agreed that there is a usage issue involved and the homeowners may need to vote on it before new boat slips are considered.

#### Item 4 Legal Matters

Discussion: The Board discussed several matters.

A. Hiring a new attorney— John Redpath and James Godfrey informed the Board that Lanee Borsman is on vacation and her law office has not returned calls. John Redpath reported that Joan Mitchell (lot 20) is a Durham attorney who has experience with homeowners associations and that she has offered to help the Board review our enforcement policies and choose a local attorney. Mr. Redpath said that Mrs. Mitchell will do this at no charge to the association. James Godfrey suggested contacting other local homeowners associations to see which attorneys they are happy with. John Redpath offered to follow up on this and gather information.

B. Delinquent Accounts— John Redpath briefed the Board on the delinquent accounts. Attorney's fees and penalties will be added when necessary. The Board discussed liens which were placed on lots in order to collect dues and assessments. The liens will remain in force until all attorney's fees are paid. The Board asked John to be sure that mailing addresses remain current so that homeowners receive dues assessments and other correspondence.

#### Item 5 Road Repair

Discussion: Betty Jones reported to the Board on the estimates that she received from three construction companies which submitted bids for the road repair project. Bids were received for patching the holes, for paving the boat ramp, for installing speed bumps, and for resurfacing-the roads. She reported that Johnny and Gail Kearney do not want to take down the tree whose roots are damaging the road, but that the roots would have to be cut and this might kill the tree. Much discussion followed on whether to do all the projects at one time, which will be costly, or to complete the project in phases to make the assessment easier for the homeowners to bear. It was noted that at the very least, the streets must be patched. It was also noted that for a \$125 assessment, enough money could be generated to patch the streets, pave the circle at the boat ramp, and have a small amount to apply toward hurricane related damages. Action:

Motion: Danny Harden made a motion that the assessment be \$125 and that it be used to patch the streets, pave the boat ramp circle, and if any money is left over that it be applied to hurricane damage repair. James Godfrey seconded the motion. Motion passed unanimously. -

Action: Freddie Dawson asked James Godfrey to work with him to draft a letter to the homeowners and to have it ready to send out within a week. John Redpath will mail the assessments within three days of receiving the letter.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 10:57 a.m.

Respectfully Submitted By:

James Godfrey, Board Member

Freddie Dawson, President

**Goose Creek Landing Homeowners' Association**  
**Board of Directors Meeting**  
**MINUTES**

DATE: Sunday, December 20, 1998 TIME: 9:00 a.m. PLACE: 316 Snow Goose Lane

ATTENDANCE: Lu Ellen Bowler, Freddie Dawson, James Godfrey, Danny Harden, Betty Jones, and Tim Shrock

Call to Order:

The meeting was called to order at 9:00 a.m. by the President, Freddie Dawson.

Item 1 Approval of the August 30 Minutes

Discussion: The minutes for the August 30, 1998 meeting were passed out to all in attendance and the President, Freddie Dawson asked if there were any corrections to the minutes. There were no corrections and the minutes were approved.

Item 2 Homeowners Dues and Road Assessment Collection

Discussion: Freddie Dawson asked John Redpath to give a report on the collection of the dues and assessments. John Redpath reported that there were six (6) outstanding dues for the July-December, 1998 period and fifteen (15) road assessments which have not been paid. He stated that he planned to turn the delinquent accounts over to an attorney after the first of the year.

Action: Freddie Dawson asked John Redpath to send another letter first because a lot of homeowners did not get a letter on the assessment. Freddie Dawson asked Mr. Redpath not to hold dues or assessment checks for over two weeks before depositing them since homeowners must budget their bills. James Godfrey recommended that Mr. Redpath call the homeowner before turning their account over to an attorney to be sure that a mistake has not been made. Mr. Redpath stated that he would send the homeowner a registered letter before turning the account over to an attorney.

Item 3 Report on Road Repairs

Discussion: Betty Jones reported that the repair crew drove an asphalt truck across a road patch and damaged the surface layer. This occurred on Goose Creek Blvd. There is also a concern expressed about the road repair around the tree roots. Mrs. Jones has called and asked the contractor to return and fix the damage. The contractor said he will return after Thanksgiving and hopefully before Christmas. The Homeowners Association has received a bill for the road repair, but has not paid it yet.

Action: Freddie Dawson asked Betty Jones to call the contractor and tell him that we will pay the bill for the road repair only after the faulty work has been corrected.

Item 4 Pier Repair

Discussion: James Godfrey reported to the Board that he has secured a contract from Mud Bucket Dredging to repair the pier. The repair will cost \$2500 and that the work can begin in March, 1999.

Action: Tim Schrock made a motion that the contract be accepted. Betty Jones seconded the motion and it passed unanimously. Freddie Dawson signed the contract and James Godfrey will mail it back to Mud Bucket Dredging.

Discussion: Mr. Godfrey reported that boats are beginning to bottom out at low tide while docked at the pier and asked if it would be a good time to dredge along the pier. The Board discussed the problem and agreed that there is a need to dredge.

Action: The Board asked Mr. Godfrey to get an estimate from Mud Bucket Dredging on this project and submit it to the Board for consideration. If the dredging is approved, the Board will try to get this done at the same time as the pier repair.

#### Item 5 Speed Bumps

Discussion: Freddie Dawson discussed some literature he received on speed bumps made by Barco. These bumps can be nailed down with spikes and taken up and moved if the need arises. They also deliver a more severe bump if driven over fast and they are cheaper than conventional speed bumps. Several Board members made favorable remarks about this type of speed bump and we will consider using these speed bumps when the roads are resurfaced.

#### Item 6 Pool House Repairs

Background: Miracle Pools had not finished all the work on the pool bath house when the pool opened. Some of the work did not meet our contract specifications and some work did not meet acceptable quality standards. Miracle Pools asked to be allowed to finish this work in the Fall when their construction schedule was lighter. They agreed to forego payment of 10% of the contract price until the work was completed. We allowed them to do this and have withheld 10% until the work is finished to contract specifications. Miracle Pools has finished some of the work, but not all of the work, and they have requested the additional 10%.

Discussion: Danny Harden gave a report to the Board on the repair efforts by Miracle Pools. It was the unanimous opinion of all Board members present at the meeting that Miracle Pools has not met some of the contract specifications. Additional work will be needed to bring the pool bath house up to standards.

Action: Tim Schrock made a motion to write Miracle Pools a registered letter listing all of the work which needs to be completed and allow them until April 1, 1999 to complete the work. Any work not completed by that time will be contracted out to other contractors and the cost will be deducted from the 10% withheld. Miracle Pools will be paid the difference. Betty Jones seconded the motion and it passed unanimously.

#### Item 7 Volunteer Labor

Discussion: Many homeowners continue to volunteer their time and efforts to help make Goose Creek Landing a beautiful and desirable community to live in. The Board of Directors and the Managing Agent extend our gratitude to all those who contribute to this effort.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 11:30 a.m.

Respectfully Submitted By:

James Godfrey, Board Member

Freddie Dawson, President

***Goose Creek Landing Homeowners' Association***  
***Annual Meeting***  
**MINUTES**

DATE: Saturday, June 12, 1999 TIME: 9:30 am PLACE: White Oak Elementary School

ATTENDANCE: With the proxy received and the Homeowners present at the meeting, a quorum was satisfied and business was conducted.

CALL TO ORDER: The meeting was called to order by Vice-President Tim Schrock at 9:30 a.m. Mr.

Schrock opened the meeting and asked that all new homeowners present since our last annual meeting stand and introduce themselves.

**Item 1: Recognition of Volunteers.**

Discussion: The following people were recognized for their volunteer work during the preceding year.

- (1) Lou Carreras - Updated our Homeowners directory and Website.
- (2) Bill & Emma Killingsworth — Maintaining front entrance garden.
- (3) Larry Madrey - Repaired pier.
- (4) Andy Jones — Tractor grading in common area.
- (5) Jiggs Baker — Filling in for John Redpath
- (6) Robert Andrews — Maintaining front entrance gate

Action: Mr. Schrock thanked these and others for all their hard work and all received a round of applause.

**Item 2: Introduction of new Managing Agent**

Discussion: Mr. Schrock introduced our new managing agent, Janie Bushkar and her husband Gene. Mrs. Bushkar made a few comments and insights on how she would be doing things and asked for everyone's cooperation.

Action: No Action required.

**Item 3: Budget and Financial Report**

Discussion: Ken Banks presented the 1999 2000 budget and the Financial Statements for the fiscal year ended March 31, 1999. Copies were made available to the homeowners and the discussion was open for questions. All questions were answered.

Action: No action required.

**Item 4: Web Page information**

Discussion: Lou Carreras addressed the homeowners concerning the new updated Web Page that he has done for the association. He explained what would be going on the Web Page and that it was for the benefit of the homeowners and would be used to provide information to the homeowners. He indicated that future board minutes and events would be posted and updated periodically.

Action: No Action required.

**Item 5: Update on roads**

**Discussion:** Betty Jones gave the homeowners an update on our road situation. She indicated that the work we had already done was only to patch some of the problem areas and that she had started the process of getting bids on resurfacing all the roads with a 2" crown and 1" sides asphalt. The board will review bids when they come in and make a decision on the contractor and how much our road assessment will be.

Action: No Action required

**Item 6 Update on pier repair and dredging.**

**Discussion:** Mr. Godfrey reported that the pier repair and dredging was delayed by no fault of ours and that Mudbucket Dredging would be completing the work.

**Action:** No action required.

**Item 7: Announcements**

**Discussion:** Mr. Schrock made announcements about the wall barrier at the boat ramp. He also

announced the Goose Creek fishing tournament and asked that all interested to please sign up. He also reiterated on several rules for all homeowners to abide. Those were:

- (1) The 16 year old age requirement for driving golf carts.
- (2) No dumping at the waterfront.
- (3) Cleaning up after your pets.
- (4) Watching your speed.

Action: No action required.

**Item 8: Unscheduled item.**

Discussion: There was discussion concerning an upcoming county ordinance meeting regarding mobile home parks. After discussing how it might affect our park it was agreed that we should have legal counsel represent us at that meeting.

Action: A motion was made by Lisa Royal and seconded by Robert Cooley to have our legal counsel at the ordinance meeting. Motion passed.

**Item 9: Election of new Board Members**

**Discussion:** Mr. Schrock directed homeowners to the list of nominees for election to the Board of Directors. Each nominee present was invited to the lectern for the opportunity to give a brief personal history of themselves and to express their thoughts about issues concerning Goose Creek Homeowners Association.

**Action:** Elections were held with the following persons elected to seats on the Board of Directors: Larry Madrey, Freddie Dawson, James Godfrey, and Tim Schrock.

**There being no further old or new business, the meeting was adjourned at 11:00 a.m.**

Respectfully submitted:

**Kenneth E. Banks, Secretary-Treasurer**

**Goose Creek Landing Homeowner's Association  
Board of Directors Meeting  
MINUTES**

**DATE: Tuesday, October 5, 1999 TIME: 6:45 P.M. PLACE:** Wayne Community College

**ATTENDANCE:** James Godfrey, Betty Jones, Danny Harden, Ken Banks, Janie Bushkar, Gene Bushkar, and Tim Schrock.

**CALL TO ORDER:** The meeting was called to order by the president James Godfrey at 6:45 P.M.

**Item 1: Financial Report**

Discussion: Ken Banks reviewed the balance sheet and the budget line items and said that we were in good shape. The managing agent gave a report on the homeowners who were late in paying their dues. Ken Banks said that all homeowners have received a statement showing what they owe. He said that he would send out another statement showing 15 days to pay before legal action begins.

Action: Homeowners who have not paid will receive another statement and will have no more than 15 days to pay.

**Item 2: Annual Homeowners Meetin2 Minutes**

Discussion: Mr. Banks presented the Board with the minutes from the Annual Homeowner's Meeting.

Action: The minutes were approved as written but with Larry Maddrey's name spelled with two d's instead of one d.

### Item 3: The Roads Project

Discussion: Betty Jones gave a report on the bids for resurfacing the roads. Onslow paving submitted the low bid. It is for resurfacing with 12 asphalt with a minimum 1 "covering and a 2" crown in the center. The contractor said the paving would need to be done by November and the bid would be good only until January 1, 2000. Danny asked what comments the homeowners made on resurfacing at the annual meeting. Betty said the only comment was that we need to have at least a 2" crown in the center. At this point Tim Schrock voiced the opinion that we need to call a special homeowners meeting to vote on this like we did on the pool. Ken Banks replied that it was brought before the homeowners at the annual meeting. Betty Jones replied that we sent out a letter a year ago informing the homeowners that the roads need resurfacing by the fall of 1999. Danny Harden said he considered this maintenance, rather than a Capital Outlay. Tim said that some homeowners were starting a petition to limit what the Board can assess. Ken replied we have repeatedly asked homeowners to put their concerns in writing and present them to the Board. He said that he has not had a homeowner express reservations about paving the roads.

Action: Tim Schrock made a motion to halt the road repair until a special homeowners meeting could be called to discuss options and to vote on the assessment. The motion did not receive a second and died.

Action: Danny Harden made a motion to accept the low bid of \$82,500 from Onslow Paving Company. Betty Jones seconded the motion. Motion passed with James Godfrey, Danny Harden, Ken Banks, Betty Jones, and Larry Maddrey (by proxy) voting in favor. Tim Schrock voted against. Freddie Dawson did not vote.

### Item 4: Hurricane Dennis Cleanup Mileage

Discussion: Mr. Godfrey thanked Gene and Janie Bushkar for the extra work they did in cleaning up after hurricane Dennis. They made many extra trips to haul off the debris. Mr. Godfrey asked the Board to consider reimbursing the managers for their extra mileage expenses in connection with the cleanup.

Action: Mr. Godfrey made a motion to reimburse the Bushkars \$50 for transportation expenses. Danny Harden seconded the motion and it passed unanimously.

### Item 5: Update on New Mobile Route Park Ordinance

Discussion: Mr. Godfrey passed out a letter from our Attorney Neil Whitford concerning the ordinance. Mr. Whitford stated in the letter that the new Mobile Home Park Ordinance would not hurt Goose Creek Landing. Many of the items in the new ordinance are more lenient than in the old ordinance. Mr. Whitford stated in his letter that in his opinion the ordinance would clearly allow an owner to replace an existing mobile home but that he did not have this in writing from the Carteret County Planning Department.

Action: The Board asked Mr. Godfrey to try to get in writing from the Planning Board that existing Mobile Homes can be replaced with new ones as long as the set back requirements are met.

### Item 6: Managing Agent's Job

Discussion: If the managing agent works as an independent contractor, she is not covered by the liability policy which covers the Board Members. It would be expensive to buy a separate policy to cover the manager as an independent contractor. But if the manager works as an employee of the association, then the same policy that covers the Board members will also cover the managing agent. There would be no extra insurance cost for this coverage. Janie Bushkar, our managing agent, said that she would rather work for the association as an employee.

Action: Tim Schrock made a motion that the managing agent's job status be an employee (not an independent

contractor) starting October 15, 1999. Danny Harden seconded the motion and it passed unanimously.

#### Item 7: Managing Agent's Job Description

Discussion: The Board discussed the need for developing a job description for the managing agent. All agreed that a job description needs to be developed. Jim Godfrey polled the Board Members for volunteers to work with the managing agent to develop a job description.

Action: Betty Jones and Jim Godfrey will work with Janie Bushkar and develop a job description for the Board's consideration at a future meeting.

#### Item 8: Common Area Committee

Discussion: Danny Harden expressed an interest in working with a committee to look into what we can do to improve the common area.

Action: The Board asked Danny to chair the committee and to seek volunteers to serve on the committee and to help with any forthcoming projects.

#### Item 9: Pier Committee

Discussion: Mr. Godfrey informed the Board that Larry Maddrey has asked to serve on a committee to look into our long range options for the pier. Mr. Maddrey has offered to take a leadership role on this committee.

Action: The Board voted to appoint Larry Maddrey Chairman of the Pier Committee. Membership on this committee will be open to all homeowners who wish to serve. Volunteers will be solicited from the homeowners to serve on the committee. The committee will look into our pier options and report back to the Board. The Board will have the final approval of any recommendations made by the pier committee.

There being no further old or new business, the meeting was adjourned.

Respectively submitted:

James Godfrey, President

## **Goose Creek Landing Homeowner's Association**

**Board of**

### **Directors Meeting**

### **MINUTES**

DATE: Tuesday, March 21, 2000    TIME: 7:00PM.    PLACE: Ken Banks Office-Goldsboro, N.C.

ATTENDANCE: James Godfrey, Betty Jones, Danny Harden, Ken Banks, Larry Maddrey, Janie Bushkar, and Freddie Dawson

CALL TO ORDER: The meeting was called to order by the president James Godfrey at 7:00 P.M.

#### Item 1: Financial Matters

##### A. Financial Statements:

Discussion: Statements were mailed out to many homeowners after the new managing agent assumed her duties because the financial records needed to be updated. The Board discussed whether to continue to send homeowners a statement when dues and assessments are due or to send a bill and a reminder, as has been done in the past. Ken Banks suggested sending statements. He said that we could let the managing agent do this if we purchased a computer, but that his accounting firm would do it for a minimal fee.

Action: Ken Banks will prepare the statements twice a year and present them to the managing agent who will mail them out to the homeowners. He will be paid \$100 a year to prepare the semi-annual statements.

#### B. Quarterly Reports:

Discussion: The accounting fees that Ken Banks charges the association do not include managing the payroll deductions and preparing quarterly reports for the managing agent income. He said that his accounting firm would do it for a minimal fee or we could have another firm do the work.

Action: The Board agreed to pay Ken Banks an additional \$100 a year for managing the payroll deductions of the managing agent.

Discussion: Since the increase in fees were minimal and justified, the Board decided there was no need to send out for new bids for accounting services. The maximum yearly accounting fees will now be \$2200 per year.

#### C. New Budget:

Discussion: Each budget line item was discussed in detail and projections of next years expenses were made. The largest increases in the budget were: \$7,000 for property taxes, \$6,000 in the managing agent's salary, and \$4,000 for pool expenses. One other big change was the Capital Projects line item. It was decreased from \$25,600 to \$7,200. The two reasons for this were that the Board didn't foresee any major Capitol Projects in the near future and without the decrease the homeowner's dues would have to be raised. There was unanimous agreement that the homeowners' dues should not be increased unless absolutely necessary.

Action: James Godfrey made a motion to approve the new budget and to leave the semi-annual homeowners' dues at \$300. Betty Jones seconded the motion and it passed unanimously.

#### Item 2: Pier Update

Discussion: Larry Maddrey said that the dredging is complete and the pier construction should be finished by April 1, 2000. If so, then the contractor will receive the last draw on April 15, 2000. The pier will be moved over to a point 10 feet from the edge of the turning basin exit and will run straight out to where the end of the pier has always been. This will actually straighten the pier and will provide more room for boats to exit the turning basin. Mr. Maddrey suggested adding several pilings in the turning basin to keep boats off the concrete wall.

Discussion: James Godfrey gave the Board a quote on what it would cost to insure the pier. The premium would be \$3,000 per year to insure the pier for \$40,000 with a \$5,000 deductible. If we have to collect on this policy, the cost would be \$8,000 including the deductible. It was the opinion of the Board that this was very expensive insurance. It was also pointed out that many improvements have been made to the pier which should enable it to better withstand a hurricane.

Action: The contractor will receive payment after finishing the pier and the Board will not purchase insurance on the pier because of the cost.

#### Item 3: Speed Bumps

Discussion: The issue of speed bumps was discussed and whether speeding could be controlled without them. All agreed that the existing bumps are very aggressive and that no one likes them. Danny said that if the bumps are taken up, then it needs to be done only after a larger plan on how to control speeding is established. Ken Banks and Freddie Dawson said that they thought the bumps need to come out now and that the Board could establish a Judicial Review Committee, independent from the Board, to assess fines to violators.

Action: Freddie Dawson made a motion to take the bumps out now and to establish a Judicial Review Committee to assess fines on people who speed. Ken Banks seconded the motion and it passed.

#### Item 4: Dues and Assessments Collections

Discussion: Janie Bushkar gave a report on delinquent dues and assessments. She reported that there are four homeowners who have loans on their property because of nonpayment. If need be, the Board will foreclose to collect the money. It was observed that the attorney fees need to be added to the loan up front to make it then easier to collect. Mrs. Bushkar reported that all but two homeowners had paid the last road assessment.

Action: Our attorney is presently negotiating with the homeowners who are still delinquent and some have probably paid by now. The Board will let the attorney handle the negotiations, but will foreclose on the loans to collect if necessary.

Discussion: A homeowners request to wave the late fee for the January, 2000 semi-annual dues was discussed. The homeowner wants the late fee waved because she did not receive a statement. It was observed by some Board Members that we all know that the semiannual dues are due January 1 and July 1 each year. Ken Banks said that we should wave the late fee if she did not receive a statement.

Action: Mr. Banks made a motion to wave the late fee for this homeowner. The motion failed.

#### Item 5: Correspondence by the Board

Discussion: The Board discussed ways of improving communication between the members. A concern was raised about correspondence going out to the homeowners before all Board members have read it. Another concern was raised about Board Members sending correspondences to anonymous web sites and not signing their names. Ken Banks said that he was going make a motion that he hoped would help matters.

Action: Mr. Banks made a motion that all future correspondence to homeowners be reviewed by the Board before being sent out. Freddie Dawson seconded the motion and it passed unanimously.

#### Item 6: Pool Opening

Discussion: Janie Bushkar said that she was cleaning the pool and trying to get it ready to open by May 13. She said she had two people certified to help with the pool.

There being no further business, the meeting was adjourned at 9:30 PM

respectfully submitted:

James Godfrey, President

### **Board of Directors Meeting**

**DATE: Saturday, June 3, 2000**

TIME: 8:00 p.m. PLACE: Goose Creek Landing Pool Shelter

ATTENDANCE: Freddie Dawson, James Godfrey, Terry Andrews, Ronnie Eason, Dickie Britt, Janie Bushkar and Tim Schrock.

Call to Order: The meeting was called to order at 8:00 p.m. by the President, James Godfrey.

#### Item 1 - Election of Officers

Discussion: The Board opened the floor for the nominations for new officers.

Action: Motion 1: Freddie Dawson nominated Terry Andrews for President, James Godfrey seconded the motion and it pass unanimously.

Motion 2: Tim Schrock nominated Freddie Dawson for Vice President, Ronnie Eason seconded the motion and it passed unanimously.

Motion 3: Freddie Dawson nominated James Godfrey for Treasurer. Ronnie Eason seconded the motion and it passed unanimously.

Motion 4: Freddie Dawson nominated Tim Schrock for Secretary. Dickie Britt seconded the motion and it passed unanimously.

### Item 2 - Carteret Count Building Permit

Discussion: David Henderson, on Lot 92, approached the Board regarding his storage shed. Due to termite damage he had rebuilt the shed to the approximate size of the original shed (larger than the 12' x 14' outlined in the Rules and Regulations). Now the Carteret County Inspections Office needs a letter stating that it conforms to Goose Creek landings Rules and Regulations.

Action: The Board, after discussion, informed Mr. Henderson that the rules and regulations had limited the size of storage sheds to 12' x 14'. This exceeds the current Count requirement of 10' x 12', however, a letter could be written stating the requirements of Goose Creek. Mr. Henderson would be required to follow the decision of the Carteret Count Inspections Office with a maximum size limit of 12' x 14'.

### Item 3 - Debris Dumpster

Discussion: Janie Bushkar discussed the invoices for the dumpster at the front of the park. Due to excessive and inappropriate use of the dumpster, the cost to maintain it would exceed the budget allotment. In addition, with no way to enforce or limit the dumpster to its intended use, the cost could not be justified within the current budget.

Action: The Board, after discussion, decided to remove the dumpster by the end of June. It will be the responsibility of each individual Homeowner to remove and dispose of their own yard debris.

Freddie Dawson made a motion to adjourn the meeting. James Godfrey seconded the motion and the meeting was adjourned.

Respectfully Submitted: Timothy B. Schrock

### **Board of Directors Meeting**

**DATE: Saturday, July 22, 2000**

TIME: 7:00 p.m.

PLACE: Goose Creek Landing Pool Shelter

ATTENDANCE: Freddie Dawson, James Godfrey, Terry Andrews, Ronnie Eason,

Dickie Britt, Janie Bushkar and Tim Schrock.

#### Call to Order:

The meeting was called to order at 7:00 p.m. by the President, Terry Andrews.

#### Item 1 - Rental Property

Discussion: A Goose Creek resident indicated that according to county records the resident residing at lot 224 was not the owner of the property and proof that a rental situation was not occurring was required. The Board discussed the issue and indicated that Article II, Section 2, of the Joint Tenancy Agreement states "The Association is specifically granted the right to prohibit the rental of any mobile home on any space by rule adopted by the Board of Directors of the Association at any time. In addition, the Rules and Regulations of Goose Creek Landing specifically state that "No rentals are allowed". All residents are required to abide these rules.

Action: Terry Andrews will head and form a Rules and Regulations committee to address the current rules and to propose a method of enforcement. In addition, the review of the rules will include the wording of the 30-mile radius clause in the visitor usage rule.

#### Item 3 - Minutes of June Meeting

Discussion: The minutes of the last meeting were reviewed.

Action: Freddie Dawson made the motion that the minutes be approved. The motion was seconded by Ronnie Eason and the minutes were approved.

#### Item 4 - Meeting Schedules

Discussion: The schedule and format of Board meetings was discussed. It was proposed that three (3) formal Board meetings be held each year. They would be the 1<sup>st</sup> Sunday in February and October at 2:00p.m. The 1<sup>st</sup> Saturday of June would still be set aside for the annual Homeowners Meeting and the meeting would occur at 9:00 a.m. Homeowners would be encouraged to attend. The first 15 minutes of the meeting would be set aside for residents to address the Board. An agenda will be set and any resident wanting to address the Board must be placed on the agenda.

Action: James Godfrey made the motion that the above procedure be adopted. The motion was seconded by Dickie Britt and the motion passed.

#### Item 5 - Duties of the Managing Agent

Discussion: James Godfrey distributed a copy of the duties for the Managing Agent that was developed by a previous Board that needs to be reviewed by the current Board members.

Action: Board Members are to review the duties and be prepared to discuss them at the next meeting.

#### Item 6 - Property Line Violations

Discussion: It was discussed that several homeowners have property situated off of Goose Creek property and

onto the neighboring property line behind the double wide section of the park.

Action: The Board will mark the property line and have Janie notify the homeowners that have property located on the adjacent property. The homeowner must move the property back onto Goose Creek property utilizing current set back requirements. In addition, an estimated price with a scope of work to move the existing waterline back onto Goose Creek property will be obtained for review by the Board.

#### Item 7 - Agenda for the Next Board Meeting

- Duties of the Managing Agent
- Hurricane preparation
- Front Gate Discussion and Comments
- Formation of a Waterfront Committee (picnic shelter, BBQ grills etc.)
- Formation of a Construction Committee (Install doors on bathroom stalls, maintenance items, etc)
- Review cost and scope of work to move the waterline onto Goose Creek property

Ronnie Eason made a motion to adjourn the meeting. Freddie Dawson seconded the motion and the meeting was adjourned.

Respectfully Submitted:

Timothy B. Schrock

## **Board of Directors Meeting**

**Date: 2 June 2001**

Time: 7:00 p.m.

Place: Pool Area

Attendance: James Godfrey, Freddy Dawson, Terry Andrews, Jiggs Baker,

Ruth Johnson, Dickie Britt, Ronnie Eason, Janie Buskar (Manager)

CALL TO ORDER: The President, Terry Andrews, called the meeting to order at 7:07 p.m.

### **Item 1: Election of New Officers**

Discussion: Purpose of the first Board Meeting is to elect new officers after the election by the Homeowners.

Action: Terry Andrews, President

Freddy Dawson, Vice-President

Ruth Johnson, Secretary

Jim Godfrey, Treasurer

### **Item 2: Admittance of Guests by Homeowners**

Discussion: Homeowners must accompany guests when they put boats

in the water. Michael Jones (Sales Office) allows his owners from the new development across the road, Bogue View Court, to enter as "his guests" and put their boats in at our boat ramp and they are unaccompanied by him. The boat owner used to live over here and moved out.

Action: The President of the Board will send a letter to Michael Jones (Sales Office) and make him aware that the residents from Bogue View Court will not be allowed to use our boat ramp.

### **Item 3: Clarification of the "30 mile Guest " Rule:**

Discussion: It was decided at the Homeowner's Meeting last year that guests who came in and used the pool and boat ramps had to live at least 30 miles away.

Action: Board members agreed that immediate family members (sons, daughters, parents, in-laws, etc.) can use the property/premises without the actual homeowner being present.

### **Item 4: Use of motorized vehicles in the park**

Discussion: From a safety issue (go faster than the 15 mile per hour rule) and from an environmental concern (noise), electric golf carts (not ATV's or utility vehicles) are allowed.

Action: The President of the Board will send letters to the two homeowners that presently are using the ATV's/utility vehicles requesting they discontinue using these vehicles in the park.

### **Item 5: Placement of Stop Signs to help curb speeding**

Discussion: Place stop signs on t-intersection roads and yield signs on the cross streets to help with the problem of speeding.

Action: Members of the Board will take a look at the placement of stop signs to help with the safety concern that speeders create.

### **Item 6: Emergency Situations at the Pool**

Discussion: Emergency situations have occurred at the pool which have resulted in the bathrooms being left in an unsanitary condition for our pool users. The pool company was needed to come out at other than their regularly scheduled cleaning times for this problem.

Action: Since the emergency situation may result in additional fees, the Manager (if available) will be responsible for calling the pool company. If the Manager is not available, a Board Member will contact the pool company for clean-up.

### **Item 7: Placement of Buoy**

Discussion: The buoy at the entrance to the waterway needs to be replaced.

Action: Board Member, Jiggs Baker, will call the appropriate people to get this replaced.

There being no further old or new business, the meeting was adjourned.

Respectfully submitted:

Ruth Johnson, Secretary

## **Board of Directors Meeting (Special Called Meeting)**

**Date: 1 July 2001**

Time: 3:00 p.m.

Place: Terry Andrew's house

Attendance: James Godfrey, Freddy Dawson, Terry Andrews, Jiggs Baker,

Dickie Britt, Ruth Johnson, Ronnie Eason, Janie Bushkar (Manager)

CALL TO ORDER: The President, Terry Andrews, called the meeting to order at  
at 3:00 pm

### **Item 1: Inappropriate remarks made on check from Tom Connelly, Lot #225, and request for resolution from the Manager**

Discussion: The Board discussed the fact that the check was received from Tom Connelly, Lot #225, with for "sexual favors Lot 225" noted on it, and the managers' letter stating her request for resolution of this sexual harassment allegation.

Action: The Board has tried to contact Mr. Connelly but was unsuccessful. The Board decided to send this information to the attorney for further interpretation/action.

### **Item 2: Motorized ATV/utility vehicle operated by Neal Weeks, Lot #254**

Discussion: The Board President sent a letter to Mr. Weeks asking that the vehicle not be used. The Board discussed the fact that the vehicle is not a golf cart but an auxiliary/utility vehicle with a gasoline engine and an environmental concern because of the noise associated with it.

Action: The Board voted to prohibit the use of gas powered golf-carts or other gas-powered vehicles that are not properly licensed by the State of North Carolina for highway use.

### **Item 3: Enforcement of Rules and Regulations by Assessing Fines**

Discussion: The Board approved the managing agent to secure the services of outside security person to police our community. This person will be instructed to strictly enforce our rules and regulations and write citations to residents in violation.

Action: The Board voted by unanimous vote to start enforcing the rules and issue citations (the first citation will be a warning to the resident. A copy of the citation will be given to the managing agent and filed for future reference. If the same homeowner receives a second citation for the same violation, the fine will be \$100.00. The citation fine shall be paid within 30 days to the GCLHOA. If the homeowner feels they unfairly received a citation, they should appeal in writing to the managing agent within 10 days and request a hearing with the judicial board. If the judicial board, by a majority vote, rules against the homeowner, the fine shall be paid within 10 days of such ruling. If the fines are not paid promptly, a late penalty will be assessed.

#### **Item 4: Homeowners Responsibility for their Guests**

Discussion: Homeowners should be held responsible for guests, subcontractors, or service people accessing our community.

Action: Homeowners will be held responsible for informing those they allow to access our community of our rules and regulations. If such a person that the homeowner is responsible for receives a second citation in which a fine is assessed, the homeowner will be liable for this fine.

#### **Item 5: Discussion of Rules for Golf Carts:**

Discussion: Driving of golf carts on assigned lots, roads, etc.

Action: Anyone driving a golf cart should hold a state driver's license. This means anywhere in the park even your assigned lot. Each golf cart shall have the lot number displayed where it can be easily seen. Each golf cart shall have (if operating after dark) headlights, taillights/reflectors on the rear. In addition, infants can be held by driver on their laps while operating golf carts but small children cannot (those who are able to affect the operation of the golf cart such as reach the pedals/twist the steering wheel) because of the safety issue.

**There being no further old or new business, the meeting adjourned.**

Respectfully submitted:

Ruth Johnson, Secretary

### **Board of Directors Meeting**

**Date: 7 October 2001 Time: 2:00 p.m.**

Place: Western Carteret Recreation Center

Attendance: James Godfrey, Freddy Dawson, Jiggs Baker, Dickie Britt, Ruth

Johnson, Ronnie Eason, Janie Bushkar (Manager) Absent: Terry Andrews

CALL TO ORDER: The Vice-President, Freddy Dawson, called the meeting to order at 2:15 p.m.

**Item 1: Update on plans for Picnic Shelter/Basketball Court**

Discussion: Homeowners should get to vote on this item even though there is money for this project (with no new assessment). Action: A letter to the Homeowners with information on this will go out in December at the time dues are due. Bids need to be done before the end of December to be in time for the February meeting. The Homeowners are to be encouraged to come to February Board meeting for input and to see bids. The project needs to be broken in two separate projects (picnic shelter and basketball court).

**Item 2: Upkeep on Pool**

Discussion: The pool needs new ladders since other ladders could not be removed and had to be cut off before placing the cover on the pool for the winter.

Action: The Manager, Janie Buskar, will get removable ladders installed at the pool to allow for usage of the pool cover.

**Item 3: Update on Lights under Pool Shelter**

Discussion: The fluorescent lights under the pool shelter are rusty and need to be replaced with aluminum or vinyl ones.

Action: The Manager, Janie Buskar, will get these replaced.

**Item 4: Fireworks are Prohibited**

Discussion: No Fireworks are allowed at any time in Goose Creek Landing.

Action: From a safety issue, no fireworks (even on the Fourth of July) are allowed. Homeowners in violation of this will be fined \$100.00 with no warning given.

**Item 5: Monthly Treasury Report**

Discussion: Board Members need to receive a Monthly Treasury Report.

Action: A letter will go out to Ken Banks requesting that each Board Member receive a treasury report on a monthly basis.

There being no further old or new business, the meeting was adjourned.

Respectfully submitted: Ruth Johnson, Secretary

**Board of Directors Meeting**

**Date: 3 February 2002    Time: 2:00 p.m.**

Place: Western Carteret Recreation Center

Attendance: Terry Andrews, James Godfrey, Freddy Dawson, Jiggs Baker,

Dickie Britt, Ruth Johnson, Ronnie Eason, Janie Bushkar (Manager)

CALL TO ORDER: Terry Andrews called the meeting to order at 2:05 p.m.

### **Item 1: Update on plans for construction of Picnic Shelter/Basketball Court**

**Discussion:** Board members discussed two potential bids for the construction project. Committee members will meet to finalize needs for the bids.

**Action:** Based on the tally from the 142 homeowners' who chose to submit their vote (79 for, 63 against), Board members unanimously approved the construction of the picnic shelter/basketball court based on total costs of the project not-to-exceed \$40,000.

### **Item 2: Request for construction of fence by homeowner Neil Weeks (Lot #254)**

**Discussion:** Neil Weeks (Lot #254) wants to erect a fence between his property and the picnic shelter/basketball court at his own expense.

**Action:** The Board members decided that once the construction of this project is complete, they will visually inspect the surrounding property and review his request at that time.

### **Item 3: Posting of Approved Minutes**

**Discussion:** Minutes of the Board Meetings need to be posted. **Action:** When the minutes are typed, the Secretary will fax draft copies of the minutes to the Board members for their approval. The approved minutes will then be sent to Lou Carreras, WebMaster, for posting on the website.

There being no further old or new business, the meeting was adjourned.

Respectfully submitted: Ruth Johnson, Secretary

## **Board of Directors Meeting**

**Date: 7 April 2002**

Time: 2:00 p.m.

Place: Western Carteret Recreation Center

Attendance: James Godfrey, Freddy Dawson, Jiggs Baker, Dickie Britt,

Ruth Johnson, Ronnie Eason, Terry Andrews, Janie Bushkar, Manager

CALL TO ORDER: Terry Andrews called the meeting to order at 2:07 p.m.

### **Item 1: Update on Annual Homeowner's Meeting**

**Discussion:** The next annual homeowner's meeting will be on Saturday, 1 June 2002 at 9:30 at White Oak Elementary School in the cafeteria.

**Action:** Nominations for the Board must be received by 3 May 2002 and absentee ballots must be in by 7 May. Statements and bills will be sent out in the same mailing along with the absentee ballot form.

**Item 2: Update on meter replacement**

Discussion: Some electric meters are in need of replacement.

Action: Terry Andrews will research this and see what needs to be done and the cost for replacement of these defective or damaged meters.

**Item 3: Trimming of Bushes by Water**

Discussion: The bushes by the water need to be trimmed to enhance the view from the picnic shelter.

Action: Janie Bushkar will call CAMA to check before trimming the bushes (will not be cut down).

There being no further old or new business, the meeting was adjourned.

Respectfully submitted:

Ruth Johnson, Secretary

**Annual Meeting**

**Date: 1 June 2002 Time: 9:30 a.m. Place: White Oak Elementary School**

Attendance: James Godfrey, Freddy Dawson, Jiggs Baker, Dickie Britt, Ruth Johnson, Terry Andrews, Janie Bushkar, Manager Absent: Ronnie Eason

CALL TO ORDER: Terry Andrews called the meeting to order at 9:35

**Item 1: Budget/Finance Report**

Discussion: Ken Banks, CPA, reviewed last years' finance statement for year ending 31 Mar 02 and discussed the new budget that was approved for 2002-2003.

Action: He stated that everything was financially in order for the last fiscal year.

**Item 2: Report on Concerns from the Manager**

Discussion: Janie Bushkar, Manager, reported that there are still problems with stop sign violations, kids driving, trash cans (everything **must** be bagged), owner's not removing dog poop at waterfront, and vandalism (tire slashed, flag stolen, trash can thrown in water)

Action: Owners should be aware of rules and take corrective action with family and guests to ensure rules are followed.

**Item 3: Report on Picnic Shelter/Basketball Court**

Discussion: The picnic shelter is completed.

Action: There were 79 votes for and 63 votes against in the poll that was sent out. The picnic shelter

is available for use by family groups on a first-come, first-served basis (probably 4 families can use it at the time).

#### **Item 4: Fence Between Our Property and New Homes**

Discussion: A fence needs to be installed to ensure privacy for our homeowners.

Action: The Board will check this out regarding the prices of 4' and 8' fences and get information on this.

#### **Item 5: Nominations of new Board Members**

Discussion: The motion was made and passed to close nominations for the three vacant seats.

Action: Those nominated were: Harvey Tillman, Bob Boswell, Tom Hanser, Chuck Coats, Terry Andrews, Ronnie Eason

New Members Selected: Chuck Coats, Terry Andrews, Ronnie Eason, There being no further old or new business, the meeting was adjourned.

Respectfully submitted, Ruth Johnson, Secretary

### **Board of Directors Meeting**

**Date: 1 June 2002 Time: 6:00 p.m. Place: Picnic Shelter**

Attendance: James Godfrey, Freddy Dawson, Ruth Johnson, Chuck Coats, Terry Andrews and Janie Bushkar, Manager Absent: Jiggs Baker and Ronnie Eason

CALL TO ORDER: Terry Andrews the meeting to order at 6:05 p.m.

#### **Item 1: Election of New Officers**

Discussion: Purpose of the first Board Meeting is to welcome new elected members and to elect new officers after the election by the Homeowners.

Action: Freddy Dawson, President; Chuck Coats, Vice President; James Godfrey, Treasurer; Ruth Johnson, Secretary

#### **Item 1: Fence between Our Property and New Homes**

Discussion: A fence needs to be installed to ensure privacy for our homeowners.

Action: The Board will explore costs of different heights of fences. A letter will be sent out to homeowners who live down the back side of Goose Creek Landing regarding the fence and whether they will be willing to put it up if they want it at their cost and according to GCL specifications.

#### **Item 2: Replacement of Gate Cards**

Discussion: Since so many homeowner's have moved out and not returned their gate cards,

existing gate cards may need to be replaced.

Action: This discussion will be tabled until January timeframe.

### **Item 3: Reissuing Each Homeowner with copy of Rules and Regulations**

Discussion: A request was made for each homeowner to be given a new copy of current rules and regulations.

Action: The current rules and regulations will be updated and reorganized and given out to homeowners.

### **Item 4: Goose Creek Landing Homeowners Association Cookout in the new picnic shelter:**

Discussion: A request was made to hold a cookout in the new picnic shelter.

Action: The Board will explore the possibility of a cookout for homeowners during Labor Day weekend.

There being no further old or new business, the meeting was adjourned.

Respectfully submitted, Ruth Johnson, Secretary

## **Board of Directors Meeting**

**Date: 6 October 2002 Time: 2:00 p.m. Place: Western Carteret Recreation Center**

Attendance: James Godfrey, Freddy Dawson, Ruth Johnson, Terry Andrews,

Ronnie Eason, Jiggs Baker and Janie Bushkar, Manager Absent: Chuck Coats

CALL TO ORDER: Freddy Dawson called the meeting to order at 2:06 p.m.

### **Item 1: Replacement of Entrance Gate**

Discussion: It was brought up at the Annual Homeowner's Meeting that there was a need to change the gate cards for security purposes to keep previous residents who no longer live at Goose Creek Landing from using the property. Janie Bushkar, Manager, got a cost estimate (\$11766.07) from Craig's Service Company to replace the existing old gate which would require the issuance of new gate cards.

Action: The Board will take no action on this at this time.

### **Item 2: Replacement of electric meter boxes**

Discussion: Because some of the meter boxes (approximately 80) are rusted out and in need of replacement which is the responsibility of the individual homeowners, two companies were asked to provide bids for the replacement of them to provide a cost estimate for the homeowners at Goose Creek Landing.

Action: The Board asked Janie Bushkar, Manager, to contact one other company for an estimate and then the Board will get letters out with the information to the homeowner's.

### **Item 3: Conduct of Homeowners:**

Discussion: The Board discussed the inappropriate conduct of the homeowner (fighting, arguing, disturbing the peace, etc.) and the concerns expressed by the neighbors.

Action: The Board will monitor the situation and ensure that the homeowners comply with the By-Laws of Goose Creek Landing, Inc.

**\*\*From the By-Laws of Goose Creek Landing, Inc\*\*.**

Article X, Section 2., states, "Each Owner shall be responsible for the conduct for all of such Owner's family members, invitees, guests and renters. Each Owner, by purchasing his Co-Ownership Interest, agrees to give to the Association the right to evict any tenant whose conduct is found detrimental to the Association and its members, in whole or in part....."

### **Item 4: Stop Sign Violations**

Discussion: Due to enforcing the rule of stop sign violations, the Board felt further clarification was needed on this item.

Action: The Board felt that if a warning ticket was issued, the warning ticket did not have to contain the name of the person who reported the violation. The Board stated that if the person said that they didn't commit the alleged violation, then the person has the right to recourse of appearing before the Board and contesting the action. The Board will then review the issues and make the decision. The Board clarified that this rule also pertains to golf carts on the property and that golf carts must stop at the stop signs the same as other vehicles.

### **Item 5: Utility Buildings on Lot**

Discussion: The Board reviewed information on the lot that has two utility buildings.

Action: The lawyer will be contacted and a decision will be made at a later time.

**\*\*From the Rules and Regulations and General Information, Goose Creek  
Landing, Inc.**

Section A. General., #9. (A), "Utility/Storage Buildings – Only One (1) permitted to each piece of property. Prior approval is required by the Managing Agent. Size 12' 0" x 12' 0" max....."

### **Item 6: Update on Fence between our property and new homes**

Discussion: A letter was sent out to homeowners who live down the back side of Goose Creek Landing regarding their wishes about having a fence which would be installed at their expense and according to the specifications of Goose Creek Landing.

Action: Since only three of those homeowners' contacted were in favor of the fence, the Board

chose to take no further action at this time.

There being no further old or new business, the meeting was adjourned.

Respectfully submitted, Ruth Johnson, Secretary

**Goose Creek Landing Home Owner's Association  
Board of Directors Meeting**

Date: Saturday, June 7, 2003 Time: 11:30AM

Place: White Oak Elementary School

Attendees: Freddie Dawson, Terry Andrews, James Godfrey, Ronnie Eason, Janie Bushkar, Chuck Coates, Ronnie Daniels

The President, Freddie Dawson, called the meeting to order at 11:30 AM..

Motion #1 Ronnie Daniels nominated Chuck Coates as President The motion was properly seconded and it passed unanimously.

Motion #2 Chuck Coates nominated Freddie Dawson as Vice-President The motion was properly seconded and it passed unanimously.

Motion #3 Freddie Dawson nominated James Godfrey as Treasurer. The motion was properly seconded and passed unanimously.

Motion #4 James Godfrey nominated Terry Andrews as Secretary. The motion was properly seconded and it passed unanimously.

There being no further old or new business the meeting was adjourned at 12:00 PM

Chuck Coates, President

**Goose Creek Landing Home Owner's Association  
Board of Directors Meeting**

Date: Saturday June 14, 2003

Time: 5:00PM

Place; Home of Chuck Coates

Attendees: Freddie Dawson, Ronnie Eason, Janie Bushkar, Chuck Coates, Ronnie Daniels, Paul Thurman

The President, Chuck Coates, called the meeting to order at 5:00 PM

Item # 1: Lot # 123 questioned cost of water and trash pick up.

Action: The Board discussed the matter and it was determined that water and trash pick up was being accomplished the most economical and advantageous way possible. No changes were made.

Item #2: Lot # 131 questioned water standing on Lots 140 thru 151 and 128 thru 129.

Action: The Board discussed the matter and asked that James Godfrey have an engineer evaluate and make recommendations.

Item #3: Discussion on exterior electrical panels.

Action: The Board asked managing agent to have a licensed electrician to inspect all the panels in the park

and to report back to the managing agent panels that were in need of repair or replacement

Item # 4: Motion 1: Freddie Dawson made a motion to incorporate the new language addressing exterior panel boxes into the Rules & Regulations. The motion was properly seconded and passed.

Item #5: Gate system and cards talked about again

Action: The Board elected to leave gate system as is.

Item #6: Discussion playground

Action: Ronnie Daniels was elected to chair a committee to provide costing and recommendations to the Board.

Item #7: Provide boat slip at pier for off loading only

Action: The Board elected Ronnie Eason to have installed two signs at the end of the pier designating the last boat slip be for unloading only.

Item #8: Hospitality or welcoming committee to welcome new homeowners

Action: The Board agreed that a welcoming committee is needed and is currently seeking volunteers.

Item #9: Lot # 047 — Storage building add on

Action: The Board gave homeowner 30 days notice to bring storage building into compliance and assessed homeowner \$104100 fine per week for every Week over 30 days until building is brought into compliance.

There being no further old or new business the meeting was adjourned at 7:08 PM

Respectfully submitted: Terry Andrews, Secretary (signature)

**Goose Creek Landing Home Owner's Association  
262 Goose Crook Landing  
Newport, North Carolina 28570**

Chuck Coats: Board President Paul Thurmon: Board Member

Freddie Dawson: Board Vice Presedent Ronnie Daniels: Board Member

Terry Andrews: Board Secretary Ronnie Eason: Board Member

Jim Godfrey: Board Treasurer Janie Bushkar: Managing Agent

Date: Sunday, Oct. 5, 2003 Time: 2:00 PM Place: Picnic shelter at Goose Creek Home Owner's Association properties

Attendees: Freddie Dawson, Terry Andrews, James Godfrey, Ronnie Eason, Chuck Coats, Ronnie Daniels, Paul Thurman, and Managing Agent; Janie Bushkar

Item # 1- Discussion on play ground equipment at waterfront

Action: Board member Ronnie Daniels to develop plan and budget for further discussion at next meeting

Item # 2- Discussion on low areas in park holding water. Board member Jim Godfrey provided a proposal from an engineer to begin study on how to correct.

Action: Board decided to have grading contractor, Lynn Everett, have a look at the problem and provide suggestions.

Item #3- Discussion- Managing agent found reason to believe that a resident in the park was renting in violation of the park rules and regulations. After reviewing the sales contract and seeking two legal opinions it was determined by a majority of the board that the resident was not in violation of our regulations.



**Board of Directors Annual Budget Meeting**  
**Western Carteret Recreation Center**  
**March 21, 2004 at 12:00 p.m.**

**1. Call to Order:**

Chuck Coats, President, called the meeting to order at 12:00 p.m.

**2. Roll Call:**

Board members Chuck Coats, James Godfrey, Freddie Dawson, and Ronnie Eason were present. Also in attendance were Janie Bushkar (Managing Agent) and Ken Banks (CPA).

**3. Item No. 1 Road Repair on Goose Creek Blvd:**

Discussion: The road needs repair at two places on Goose Creek Blvd.

Board Action: APAC paving will be awarded the contract to repair the road for \$2500.

**4. Item No. 2 Pool Maintenance**

Discussion: There is a need to find a new person for the daily maintenance of the pool.

Board Action: Trisha Russ and Eddie Briel will be hired to maintain the pool.

**5. Item No. 3 Porta-John**

Discussion: The homeowners want access to a Porta-John in the common area by Memorial Day weekend.

Board Action: The board approved putting a Porta-John in the common area by Memorial Day weekend.

**6. Item No.4 Grass Cutting of the Common Area**

Discussion: There is a need to find someone to cut the grass in the common area.

Board Action: The board discussed the needs and voted to hire Dave Horton to cut the grass.

**7. Item No. 5 Food Wagon for July 4 Week**

Discussion: A homeowner requested to be allowed to operate a Food Wagon in the common area for the 4th of July week.

Board Action: Several board members expresses concerns. The issue was tabled until the annual homeowner's meeting.

**8. Item No. 6 Replace Open Slot on the Board of Directors**

Discussion: The By-Laws state that when a board member sells their property, they lose their position on the board and the board of directors will fill the open slot. Paul Thurman has sold his property and is no longer on the board.

Board Action: The board of directors voted to replace Mr. Thurman with the person receiving the next highest number of votes at the election in which Mr. Thurman was elected. The vote carried 3 in favor and 1 opposed.

**9. Item No. 7 Adoption of Budget for 2004-2005 Fiscal Year**

Discussion: The fiscal year for the association ends in March. The Board meets in March of each year to set the budget for the next fiscal year. The association's CPA Ken Banks met with the board and the managing agent to set the budget for next year.

Board Action: After reviewing the records for last fiscal year and reviewing the spending needs for the coming year the board established the budget for next fiscal year. The annual dues will remain at \$600 per year. Mr. Banks will discuss the budget with the homeowners in more detail at the annual homeowner's meeting.

## 10. Adjournment:

Motion to adjourn the meeting was made at 2:30 pm and carried.

The meeting adjourned at 2:30 pm.

respectfully submitted by,

Jim Godfrey, Treasurer

### **Special Meeting: Goose Creek Board of Directors**

#### **Western Carteret Recreation Center**

**April 25, 2004 at 9:00 a.m.**

1. Call to Order: Freddie Dawson, Vice-President, called the meeting to order at 9:00 a.m.
2. Roll Call: Board members Freddie Dawson, Ronnie Eason, and James Godfrey were present. Also in attendance were Janie Bushkar (Managing Agent), Ruth Johnson, Loretta Blow, and Jimmy Broughton.
3. Item No. 1 Fill Empty Seat on Board of Directors

Discussion: The By-Laws state that when a board member sells their property, they lose their position on the board and the board of directors are required to fill the open slot. Paul Thurman has sold his property and is no longer on the board. The board discussed the issue and decided to fill the slot according to the homeowner's preference as reflected by the vote at last year's homeowners meeting.

Board Action: A motion was made and seconded to replace Mr. Thurman with the person receiving the highest number of votes at the election in which Mr. Thurman was elected. All board members present voted in favor and the motion carried.

Result: Ruth Johnson was offered the open slot. She accepted and is now a member of the board of directors. She will serve out the remainder of Mr. Thurman's term.

4. Item No. 2 Fill Empty Seat on Board of Directors

Discussion: Ronnie Daniels has sold his property and this opens up a second slot on the board of directors. The board followed the same procedure as above to fill the second slot.

Board Action: A motion was made and seconded to replace Mr. Daniels with the person receiving the next highest number of votes after Ruth Johnson. All board members present voted in favor and the motion carried.

Result: Loretta Blow was offered the open slot. She accepted and is now a member of the board of directors. She will serve out the remainder of Mr. Daniel's term.

5. Item No. 3 Election Procedure Set Forth by the By-laws

Discussion: The procedures for electing the board of directors and for filling open slots on the board are set forth in the by-laws. These procedures were explained to Jimmy Broughton and the new members of the board. They are summarized below.

**(1) All Board Members are required to be a homeowner. If a Board Member sells their home and no longer owns a lot, the Board will replace them.**

This amendment was added to the by-laws by the homeowners at the June 3, 2000 Annual Homeowners Meeting. It was this rule that required the board to fill the two open slots. The board voted fill the open slots according to the preference of the homeowners as reflected by the vote at last years annual meeting.

**(2) An annual rotation of approximately one-half of the Board Members will be eligible for reelection each year.**

The homeowners at the June 21, 1996 homeowners meeting passed this amendment to the by-laws. The purpose of the amendment is to keep experienced people on the board until new board members gain experience by serving. This goal is accomplished by the rotation and by limiting the open board slots up for election in any one year to approximately one-half of the board.

Board Action: The board members that were present followed these procedures to fill the open slots on the board because they are the procedures that were voted into the by-laws by the homeowners.

## 6. Adjournment:

Motion to adjourn the meeting was made at 9:30 a.m. and carried.

The meeting adjourned at 9:30 a.m.

Respectfully submitted by, Jim Godfrey, Treasurer

**Board of Directors Meeting June 5, 2004**

The new Board of Directors met for the first time at 6:00 PM. Members in attendance were George Kivett, James Godfrey, John Tew, Freddie Dawson, Ted Thompson, and Ruth Johnson. Loretta Blow was absent. Managing Agent Janie Bushkar was also in attendance. Freddie Dawson was elected President, Ted Thompson was elected Vice President, James Godfrey was elected Treasurer, and George Kivett was chosen for Secretary. There was a short discussion of the annual homeowners meeting and the need for unity on the Board of Directors. It was agreed that the President would only vote in the event of a tie vote by the other members of the Board. It was also decided to have a community cookout on Labor Day weekend.

**Board of Directors Meeting July 11, 2004**

The Board of Directors met at the home of Freddie Dawson at 11:00 AM. Board members present were Freddie Dawson, George Kivett, John Tew, Ted Thompson, Ruth Johnson, and Loretta Blow. James Godfrey was absent. Managing Agent Janie Bushkar also attended.

This was not a scheduled meeting and it was called to address the issue of homeowner Lynn Everett's refusal to abide by the rule prohibiting persons without a drivers license to operate a golf cart in Goose Creek Landing. Lynn had been given a warning after a complaint was made to Janie. Lynn said his son would drive anyway and he wanted to just pay a fine. After discussion it was decided that in order to enforce the rules and regulations of Goose Creek Landing the fines for violating the rules should be increased. A motion was made by John Tew and seconded by Loretta Blow to enact the following rule change. The fines for violations will increase in the following manner: first offence, warning; second offence, \$100.00; third offence, \$200.00; fourth offence, \$400.00; fifth offence, \$800.00; a sixth offence will result in a fine of \$1600.00. If at this point the offence occurs again the Board of Directors will move to enact the provisions of Article Six of the Goose Creek Landing By-Laws. This will apply to occurrences of the same offence, without a time limit. Motion carried by unanimous vote with no abstentions. The secretary was asked to prepare a letter on this topic to be mailed to all homeowners to inform them of this problem and the change in fines.

The topic of electric scooters was brought up in regard to who could or could not operate them in Goose Creek Landing. A motion was made by Freddie Dawson and seconded by George Kivett to delay discussion of this issue until a later date. Motion carried by unanimous vote with no abstentions.

It was agreed that the managing agent should put a sign on the entrance gate informing residents that the gate would be open on weekdays from 7:00 AM until 5:00 PM. It is programmed to open and close automatically.

Another topic discussed was the damage done to the entrance gate area by residents of the camp ground driving golf carts into Goose Creek Landing. Gene Bushkar has had to repair and replace some 4 x 4 posts that had been pulled from the ground to allow ingress to Goose Creek Landing. It was agreed that all Goose Creek Landing golf carts should have stickers identifying them as belonging to Goose Creek Landing homeowners. The stickers are available from the Managing Agent

John Tew made a motion to close the meeting and it was seconded by Ted Thompson. All were in favor.

### **Board of Directors Meeting October 3, 2004**

The Board of Directors met at the Cedar Point civic center at 1:00 pm. Board members in attendance were Freddie Dawson, George Kivett, Jim Godfrey, Loretta Blow, John Tew, Ruth Johnson, and Ted Thompson

First item of discussion was a lot owner who did not pay the homeowners dues by the due date and when the dues were finally paid the \$15.00 late fee was not included. The managing agent had asked the homeowner to pay the late fee and the homeowner had not done so. The managing agent was instructed by the Board to seek legal action to collect the late fee and any other expenses associated with the collection of the late fee. There was also a lot owner who had not paid the homeowners dues. This homeowner was having some

difficulties that may be affecting his/her ability to pay the dues so the Board instructed the managing agent to offer the lot owner the option of paying \$150.00 of the dues within ten days of notification and the balance in increments of \$50.00 per month. If the lot owner failed to meet this payment schedule the managing agent was instructed to seek legal action to collect the full amount of the dues plus expenses associated with the collection of the dues.

There was discussion regarding the progress of the progress of the landscaping project at the entrance to our park. This project was delayed by the hurricanes and because some of the key people doing the work were out of town of business.

The owners of lot 140 came before the Board asking for approval of their plans to enlarge the enclosed area of there deck. Permission was granted for them to enlarge their screen porch length by eight feet and add seven feet of roof over their existing deck.

The Board discussed the continued deterioration of many of the electrical service boxes. Some are in extreme disrepair and must be replaced soon. It was agreed that Freddie Dawson would contact the owners with boxes requiring immediate attention based on a list of poor condition boxes provided to him by the managing agent.

The next item for the Board's attention was a plan to remodel and enlarge a trailer owned by Burton Gay. Mr. Gay had previously submitted a plan that was rejected and had now submitted a revised plan that reduced the square footage to be added to the existing trailer. Since this is a topic that is likely to arise many times in the future the Board decided to create a standard rule for allowing additions to existing trailers. In the past Carteret County had allowed a maximum of 300 square feet to be added to an existing trailer and the Board felt that to be a reasonable limit for additions to trailers in our park. Board member Ted made a motion to allow a maximum total addition of 300 square feet of heated space to a trailer, with an allowed variance of ten percent. The variance would be needed in the event of obstructions to the original plans. (The example of a wall ending in the middle of a window was given) This motion was seconded by Loretta Blow. The Board voted unanimously to pass this motion.

A motion to adjourn the meeting was made by Freddie Dawson and seconded by George Kivett. All were in favor.

### **Board of Directors Meeting February 6, 2005**

The Board of Directors met at the Cedar Point Civic Center at 1:00 pm. Members in attendance were George Kivett, Freddie Dawson, Loretta Blow, Ruth Johnson, Ted Thompson, and John Tew.

First item of discussion was a request by Michael Jones to allow the homeowners of an adjacent subdivision to use the Goose Creek Landing boat ramp and swimming pool. After a short discussion, George Kivett made a motion to deny the request, after the motion was seconded by John Tew, it was passed unanimously.

The Board then considered whether or not to put the name of homeowners, who either presented business to the Board or were the subject of discussion by the Board, in the official minutes of the Board meetings. A motion was made by John Tew, and seconded by Ted Thompson, to allow the names to be included in the minutes. During the discussion, Board members were presented with a letter from the Goose Creek Landing attorney stating that it was acceptable to name the homeowners in the minutes. The homeowners in attendance were

allowed to voice their opinions on the subject and all of the Board members stated their feelings on the issue. The motion to name homeowners in the minutes passed unanimously.

Minutes of prior meetings were approved at this time. This had to be done after the decision to name homeowners in the minutes.

The managing agent was asked to send a letter to all homeowners informing them of a new schedule of fines that will be assessed against homeowners who violate the rules of Goose Creek Landing. The new fines were approved during the July 11, 2004 Board meeting.

The Board asked the managing agent to notify the homeowners who needed to replace the electrical service boxes at their trailers. A list compiled by Charles Truby in June of 2003 was used to determine the homeowners who need to replace the service boxes. The homeowners on the list, who have not replaced their service boxes already, will receive a letter giving them ninety days to replace the service boxes.

The managing agent informed the Board that a homeowner had been fined \$100.00 for wasting water due to a burst pipe. The homeowner had paid the fine.

There was discussion about golf carts needing to have the same identification sticker as the boats so golf carts belonging to non Goose Creek Landing residents can be identified. The sticker should be on the left rear of the golf cart.

Timmy Rhodes explained to the Board why there was a delay in the landscaping project at the entrance

The managing agent was asked to inquire about dredging the boat basin and the channel beside the pier.

The Board agreed to enforce the By-Laws in regards to displaying advertising signs in yards and trailer windows. The By-Laws allow one for sale sign. No other signs are allowed.

Homeowner Al Lasko came before the Board to dispute a \$100.00 fine he had received for displaying signs in his yard. Mr. Lasko did not think the signs were in violation of the By-Laws because they were political and were part of his First Amendment rights. After a lengthy discussion, the Board voted unanimously to uphold the assessed fine. Mr. Lasko agreed to pay the fine within the prescribed thirty days.

Homeowner Ruth Wippieh came to the Board asking to be allowed to add an enclosed room onto her trailer. When the plans for this were first presented it was not clear whether the addition would be heated. Since the size of the addition exceeded the allowed size for a heated addition the request was brought before the Board. She stated that the addition would not be heated so the the Board approved her request for the enlargement. There was discussion among the Board members as to whether or not the addition would be heated should be a factor in the allowable size of the addition.

The meeting was adjourned at 2:26 pm.

### **Board of Directors Meeting March 20, 2005**

The Board of Directors met at 1:00pm at the Cedar Point Civic Center. Members in attendance were George Kivett, Freddie Dawson, Ted Thompson, John Tew, Loretta Blow, Ruth Johnson, and James Godfrey.

The first item of business was the failure of Al Lasko to pay the \$100.00 fine for illegally displaying signs in the yard of his mobile home. Mr. Lasko appeared at the February meeting to protest the fine. After discussion he agreed that he was in violation by displaying the signs and agreed to pay the fine. The Board agreed that the matter of his failure to pay the fine, as he said he would, should be given to the Goose Creek Landing attorney for foreseeable collection.

The managing agent reported that there had been complaints about people from adjacent neighborhoods walking their dogs through the park. The managing agent was asked to speak with those walking their dogs in Goose Creek Landing and ask that they not do so.

The Board recognized that the managing agent had not received a cost of living pay increase in several years. The Board agreed to give a salary increase to the managing agent. A motion was made by Ted Thompson and seconded by John Tew. The motion passed unanimously. The new salary of the managing agent will be \$16,200.00.

The annual Labor Day picnic was discussed and it was agreed that it would be held on the Sunday of Labor Day weekend.

The annual homeowners meeting will be held on June 4, 2005 at the White Oak School. There will be four openings on the Board of Directors. The managing agent was asked to send out letters announcing the meeting and seeking nominations for the vacancies on the Board of Directors.

The managing agent reported that she had received bids for the dredging of the boat basin and the channel leading out to Goose Creek. (this is the area beside the pier) The total cost will be shared with the Goose Creek Resort Campground. The Goose Creek Landing share will be \$9,980.00. A motion to proceed with the dredging was made by Freddie Dawson and seconded by James Godfrey. The motion passed unanimously.

The Board discussed the budget for the upcoming year. Ken Banks was present to explain the budget process and answer questions about the various expenditures and accounting practices. After discussion of the expected costs associated with the capital improvements and the dwindling cash reserves, it was decided to increase the annual homeowner dues by \$50.00 per year. This will bring the annual homeowner dues to \$650.00 per year. It was noted that the dues had not increased since 1998. A motion to raise the dues to \$650.00 per year was made by Loretta Blow and seconded by George Kivett. The motion passed unanimously. Even with the dues increase the budget exceeded the projected income so the board agreed to use some of the cash reserve to balance the budget. A motion to use the cash reserves was made by John Tew and seconded by Loretta Blow. The motion passed unanimously. The Board accepted the new budget totaling \$187,940.00.

#### BUDGET FOR 2005 / 2006

Salaries/management 16200.00

Accounting 2400.00

Bank charges 50.00

Capital projects 17000.00

Insurance 7000.00

Lawn services	3500.00
Legal fees	1000.00
School rent	100.00
Maintenance	6000.00
Miscellaneous	1000.00
Office supplies	750.00
Pool maintenance	12000.00
Postage	500.00
Road maintenance	2500.00
Septic lot rental	600.00
Social activities	1200.00
Taxes – payroll	1650.00
Taxes – property	44000.00
Taxes – income	50.00
Telephone – pool	600.00
Telephone – management	1500.00
Telephone – security	500.00
Vehicle allowance	840.00
Waste disposal (garbage)	27000.00
Water	32000.00
Utilities	8000.00
Total	187940.00

The meeting was adjourned at 2:50pm.

## **Annual Homeowners Meeting June 4, 2005 at White Oak Elementary School**

Meeting came to order at 9:34 am. All Board members were present except Loretta Blow who had resigned due to the sale of her home. President Freddie Dawson welcomed the new homeowners. There were two new homeowners present and they introduced themselves.

Managing agent Janie Bushkar gave an update on the dredging of the boat basin and the channel beside the pier. The project cost the G C L H O A \$10,100.00. This was one half of the total cost of the dredging. Goose Creek Resort campground also paid one half of the cost. Janie also stated that the front entrance landscaping project was complete. The cost was \$4400.00. This was less than the amount budgeted. Homeowner Timmy Rhodes donated palm trees and provided expertise that saved us considerable expense. Homeowner Ron Gordon is responsible for the care of the palm trees. Janie acknowledged many of the volunteers who donated time and materials for various projects in the park.

Accountant Ken Banks gave the financial report. He discussed last year's budget and compared it with this year's budget. The total budget for 2004/2005 was \$172,900.00. This included using \$20,800.00 of our cash surplus. The accepted budget for 2005/2006 was \$187,940.00. This included using \$23,290.00 of our cash surplus. Ken explained the reason behind the annual dues increase of \$50.00 to homeowners. The budget expenses have exceeded income for several years and the increase in dues will only partially offset the budget shortfall for this year.

Janie then talked about some of the rule infractions and complaints that she has received: underage golf cart drivers, drivers on golf carts running stop signs, owners not having "GCL" stickers on their golf carts, golf carts coming from the campground, lot numbers not being placed on new electrical service boxes, owners not giving Janie current phone numbers, some owners not keeping their grass mowed, dirty roll-out trash containers, unattended dogs, people not cleaning up after their pets, general speeding in the park, and the entrance gate being broken regularly. She also spoke about the need to have insurance on golf carts and that the annual homeowner's picnic will be on the Sunday of Labor Day weekend.

Freddie Dawson then spoke to the attending homeowners about the need for all owners to help enforce the rules and regulations of the park. Since the gate being broken was discussed, he asked for volunteers to form a committee to consider ways to improve the front gate and entrance. The following homeowners agreed to be on the committee: Jerry Barbour (lot 140), Bill Schrock (lot 194), Bill Brinkley (lot 208), Dale Joyner (211), Ray Prader (lot 244), and Donald Mercer (lot 108). It was understood that others may join the gate committee at a later time. Freddie then thanked Ken Banks for his help and efforts as the CPA for the Homeowner's Association, Janie for her excellent job as managing agent, and Gene Bushkar for his help with the maintenance of the park.

Under new business, it was suggested that a sign be placed at the entrance to the boat basin asking boaters not to block the entrance as they waited for their boat trailer. It was also suggested that the entrance could be enlarged to alleviate that problem. There was also discussion of the requirements for double-wide trailers in reference to double-wide trailers being placed on lots designated for single-wide trailers.

The next order of business was the election of new board members. The terms of board members Freddie Dawson, James Godfrey, Ruth Johnson, and Loretta Blow had expired. The floor was opened for nominations

but none were given. The nominees that were on the ballot were given approximately two minutes to speak. Nominee Ron Gordon was not in attendance due to medical reasons, so Ken Banks read a letter on his behalf. The nominees were Freddie Dawson, Timmy Rhodes, Jim Godfrey, Jerry Barbour, Ruth Johnson, Don Batten, and Ron Gordon.

The meeting was adjourned at 12:00 noon.

Those elected were Jim Godfrey, Freddie Dawson, Ruth Johnson, and Ron Gordon.

It should be noted that the tape recorder normally used to record meetings was not working

### **Board Meeting June 04, 2005 at 1:10 pm.**

Members in attendance were Jim Godfrey, Ruth Johnson, Freddie Dawson, George Kivett, Ted Thompson, and John Tew. All attending board members were in agreement that the President would not vote on issues unless it was to break a tie. The first order of business was electing officers for the coming year. John made a motion to accept the same slate of officers as served last year, Jim seconded the motion. After a short discussion, the motion passed unanimously. The serving officers are: Freddie Dawson, President; Ted Thompson, Vice President; Jim Godfrey, Treasurer; and George Kivett, Secretary.

Owner Barry Watkins (lot 115) came before the Board and requested permission to construct an enclosed area on his lot. The purpose of which was to allow more room for his dogs. He presented a drawing of the proposed construction. The board decided that the proposal was essentially a fence and unanimously denied permission for the construction. Barry then asked for permission to enlarge his deck. The board recommended that he present a drawing of his proposed deck enlargement for consideration. It was also recommended that he contact the Carteret County building inspector and discuss his plans with them, since a building permit would be needed for that kind of construction.

There was discussion of ways to control the damage to our entrance gate. Janie was asked to contact local law enforcement and find out the details for hiring off-duty law officers for gate security at high risk times.

Janie asked the Board if a candy machine would be desired at the pool area. The company that supplied the machine in the past was no longer in business and had offered to sell the candy machine to us. The Board declined to purchase the machine.

There was a short discussion on the topic of homeowners not in compliance with the rules of the park.

The meeting was adjourned at 2:35 pm.

### **Board of Directors Meeting June 11, 2005 at 2:00 pm**

Mrs. Watkins of lot 115 appeared before the Board to dispute a fine she had received to allowing her dogs to roam the park without being on a leash. The Board upheld the fine of \$100.00. Mrs. Watkins declared to dispute the fine further.

The Board then listened to a tape recording of a conversation between Janie and the attorney for the Homeowner's Association. The conversation was centered on the enforcement of the rules and regulations and the collection of fines for the infraction of those rules. The Board learned that the escalating scale of fines agreed to by the Board last fall was not legal. The maximum fine allowed by state law is \$150.00 per day. The Board agreed to abide by the law and limit the fines for rules infractions to the original amount of \$100.00 per infraction with a \$150.00 a day additional fine for each day the fine remained unpaid following the ten day grace period. The Board asked Janie to send letters to three homeowners who were reported in violation and announce a time and place for a meeting to allow the homeowners to dispute the reported infractions. One letter was to go to Barry Watkins for his violation of the leash rule. Another letter was to go to Lynn Everette for allowing an underage driver to operate his golf cart twice. The third letter went to Greg Thompson asking for him to come to the Board meeting and explain why he has not repaired the fire damage to his trailer. Since there is some doubt as to who is legally responsible for the trailer in question, a letter was also sent to the previous owner of the trailer, Mr. Metcalf.

The meeting was adjourned at 3:20 pm

### **Board Meeting on June 25, 2005 at 5:00 pm**

Board members present were Freddie Dawson, John Tew, Ted Thompson, Ron Gordon, and George Kivett.

Lynn and Mary Anne Everett came before the Board to protest one of two citations they had received for allowing an underage driver to operate their golf cart. The citation in question was dated for a day that the alleged underage driver was not at Goose Creek. The Board agreed to dismiss the citation in question and the Everettes paid the fine for the second citation.

Greg Thompson came before the Board to give an update on the repairs to his fire damaged trailer. Mr Thompson's trailer was heavily damaged by fire in January and many in the Park had expressed dismay that the trailer had not been repaired or much progress made in cleaning up the residue surrounding the trailer. Mr Thompson explained some of the problems he had with the insurance settlement and assured the Board that the repairs would be completed within ninety days. He expected to have the exterior of the trailer repaired much sooner than the stated ninety days.

John Spencer, lot # 22, came before the Board to address a letter he had received about a fence on his lot. Mr. Spencer stated that the fence was on his lot prior to the formation of Goose Creek Landing and was therefore grandfathered as a variance to the park rules. The Board agreed.

Donald Mercer, lot # 108, had also received a letter from the Board about a fenced enclosure on his lot. Mr. Mercer stated that his fence had the approval of a prior Board of Directors. The present Board felt it to be a clear violation of the rules but decided to try and determine if a prior Board had approved the fence. Mr. Mercer remembered several people that he thought were Board members being present at his trailer. Mr. Mercer will furnish the Board with the names of the Board members that approved the fence, to best of his ability. This matter was tabled until the next Board meeting awaiting more information.

The meeting was adjourned at 5:55 pm.

### **Board of Directors Meeting October 2, 2005**

This meeting was held in Cedar Point and was called to order at 1:05 pm. Board members present were John Tew, Ted Thompson, Ron Gordon, Ruth Johnson, Freddie Dawson, and George Kivett.

Ruth Johnson asked the board to discuss problems with the entrance gate. The gate situation is the same as it was in the summer with the same problems that were discussed at the annual homeowners meeting in June. The people who volunteered at the homeowners meeting to be on the "Gate Committee" have not done anything to improve the gate situation.

Al Lasko informed the Board, and the homeowners who were present, that his wife had taken pictures of the Park during hurricane Ophelia. He would make them available to anyone who would like to see them. He also suggested the pictures could be made available on the Goose Creek Landing website.

There was a short discussion of the unauthorized use of the boat ramp on weekdays. It was suggested that anyone seeing a non-homeowner using the boat ramp to try and take a picture of them. With the picture as evidence, we could charge those people using the ramp with trespassing.

There was no business for the Board. A motion to adjourn the meeting was made by George Kivett at 1:22 pm and was seconded by John Tew.

### **Board of Directors Meeting February 5, 2006**

This meeting was held in Cedar Point and was called to order at 1:03 pm. Board members present were George Kivett, Ted Thompson, Ruth Johnson, John Tew, Freddie Dawson, James Godfrey, and Ron Gordon.

Janie reported to the Board that the construction work on the Boat Basin was proceeding ahead of schedule. Benton Brooks, the contractor, was able to start work earlier than scheduled. The total price of the project will be \$28,000.00 and Goose Creek Resort will pay one half of the cost. After discussion it was decided to pay for the project with an assessment to the homeowners. James Godfrey made a motion to assess the homeowners for the needed funds for this project but to wait until after the budget meeting in March to decide on the exact amount of the assessment. The motion was seconded by George Kivett and passed by unanimous vote.

Janie informed the Board about a homeowner who moved a storage building and placed on the boundary line of his lot. This violates the property line setbacks in the park and this homeowner was asked to move the building to a location that would comply with the rules. The homeowner has refused to do this and Janie was asked by the Board to send the homeowner a letter that stated the homeowner had thirty days to comply with the setback regulations. If the homeowner failed to comply within the time limit set by the letter, Janie was instructed to forward the matter to the Goose Creek Landing attorney to force compliance through legal action.

Due to low attendance at the February meetings, a motion was made by John Tew to discontinue the scheduled homeowners meeting in February and to allow time prior to the budget meeting in March for homeowner comment. This motion was seconded by George Kivett and the motion passed with a unanimous

vote.

The Board scheduled the March budget meeting for March 19 at 2:00 PM.

Bill Schrock and Jiggs Baker asked to Board to allow them to erect a dividing fence between there lots and the adjacent property that has been developed with houses. The fence would deter bicycle and golf cart traffic and would impede foot traffic. The homeowners had previously voted to allow homeowners, who's lots bordered adjacent property, to erect a fence at their own expense as long as the fence met the criteria established by the Board for that fence. John Tew made a motion to allow a fence constructed of 4" x 4" treated posts and have a ½" diameter yellow nylon rope run between and through the posts. The posts will extend three feet above ground and be painted white. These posts will be set in the ground at intervals of six feet measured to the center of the post or as close to this measurement as possible and still stay within the boundaries of the homeowner's lot unless there is a fence on the adjacent lot. Homeowners should connect their fence with the fence on an adjacent lot whenever possible. These fences should appear very similar to the rope and post fence that is erected in the area of the swimming pool and any homeowners erecting a fence for this purpose should make their fence appear the same as the fences that have previously been erected by homeowners under this rule. This fence is only allowed as a barrier between Goose Creek Landing and an adjacent property. With the exception of the fence described above, no fences of any kind are allowed to be constructed by homeowners within Goose Creek Landing. This was seconded by James Godfrey and passed by a unanimous vote.

A homeowner asked the Board to replace the No Wake signs in the boat basin and pier area. It was also noted that homeowners needed to be reminded to place the appropriate GCL stickers on boats, boat trailers, and golf carts.

The meeting adjourned at 2:10 pm.

### **Board Meeting on March 19, 2006**

#### **(Annual Budget Meeting)**

This meeting was held in Cedar Point The meeting was called to order at 2:10 pm.. Board members in attendance were, Freddie Dawson, John Tew, Ted Thompson, James Godfrey, and George Kivett. Ken Banks attended as the CPA for Goose Creek Landing.

Following the motion passed by the Board in February, James Godfrey made a motion that the assessment to pay for the improvements to the boat basin be in the amount of \$65.00 per lot. The motion was seconded by George Kivett. The motion passed unanimously.

After extensive review and discussion the Board voted to approve a budget of \$188,340.00. The budget of expenditures is as follows:

Accounting: \$ 2,400.00

Bank Charges \$ 50.00

Capital Improvements \$17,000.00

Insurance \$ 7,000.00

Lawn Service \$ 3,500.00

Legal Fees \$ 1,000.00

Management Salary \$ 16,700.00

Maintenance \$ 6,000.00

Miscellaneous \$ 1,000.00

Office Supplies \$ 750.00

Pool Maintenance \$ 12,000.00

Postage \$ 500.00

Road Maintenance \$ 2,500.00

Septic Lot Rental \$ 650.00

School Rent \$ 100.00

Social Activities \$ 1,200.00

Taxes – Payroll \$ 1,700.00

Taxes – Property \$44,000.00

Taxes – Income \$ 50.00

Telephone – Pool \$ 500.00

Telephone Management \$ 1,500.00

Telephone – Security Gate \$ 400.00

Vehicle Allowance \$ 840.00

Waste Disposal – Garbage \$ 27,000.00

Water \$ 32,000.00

Utilities \$ 8,000.00

Total Budget Expenditures \$18,8340.00

The motion to accept the propose budget was made by John Tew and seconded by Ted Thompson. The

motion was passed unanimously. It was noted that this budget will use \$7,440.00 of the cash surplus of Goose Creek Landing.

The managing agent informed the Board Dennis and Susan Lang, the owners of lot # 20, have not paid the dues that were due in January. The Board requested the managing agent pursue legal action to force the payment of the past due amount.

The Board requested the managing agent to contact appropriate companies to get cost quotes for the repair or replacement of the security gate at the entrance to Goose Creek Landing.

The Board was presented with a letter from homeowner Charles Parrish stating that he was refusing to move a storage building that he had moved in violation of the property line setback rules. Since this problem had been addressed in previous Board meetings there was little discussion of this. Board President Freddie Dawson will send Mr. Parrish a letter giving one last chance to comply with the appropriate rule regarding storage building placement. If Mr. Parrish has not moved the storage building to an appropriate location by April 2, the managing agent was to begin assessing fines and pursue legal action to force Mr. Parrish to move the building to a legal location.

The Board agreed to allow submitted additions and improvements to the trailers of Van Parrish and David Wheeler. The Board denied a request from Craig Turnbull for an addition.

The Board was presented with a letter and pictures from Chip Thompson. Mr. Thompson was addressing problems he was having with storm water standing in the rear of his lot and under his trailer. This is a problem for several of Mr. Thompson's neighbors as well. This has been discussed at length in previous Board meetings. The Board decided to allow Mr. Thompson to place sand under his trailer to prevent the standing water as long as the added sand was not visible from outside the trailer. (Sand should be placed inside of the trailer underpinning). Freddie Dawson will personally contact Mr. Thompson to discuss this situation.

The Board set a date of June 10, 2006 for the annual homeowners meeting. This date is one week later than the traditional date for the meeting.

A motion to adjourn was made by Freddie Dawson and the second was by John Tew.

The meeting adjourned at 3:50 pm.

## **2006 Annual Homeowners Meeting**

### **June 10 at White Oak Elementary School**

The meeting was called to order at 9:35 AM. Board members in attendance were Freddie Dawson, George Kivett, John Tew, Ted Thompson, Ron Gordon, and James Godfrey. Ken Banks, the CPA for the GCLHOA was also in attendance.

The Managing Agent, Janie Bushkar, reported that the work on the entrance gate area was completed and she thanked homeowner Tim Rhodes for donating much of the material used in that project. She also reported that the widening of the boat basin area had been completed and all comments by homeowners had been

positive. There was a short discussion of the \$65.00 that was assessed to the homeowners to pay for boat basin improvements.

Ken Banks gave a finance report. He reviewed the latest financial statement for Goose Creek Landing. He explained the report in detail and answered questions from homeowners. He explained that the homeowner dues do not fully cover the expenses and that each year we are using some of the cash surplus we have. One homeowner asked if Goose Creek Landing received payments from Goose Creek Marine for use of the boat ramp. Freddie Dawson, association President, stated that the Board of Directors would never allow non-homeowners to use the facilities of Goose Creek Landing even though we have received several request to do so. It was noted that the owner of Goose Creek Marine is a homeowner and he often works on boats belonging to other homeowners in GCL.

Janie Bushkar thanked the many volunteers that worked on the entrance gate area and Ron Gordon for maintaining the landscaping. Lou Carreras was thanked for compiling the Homeowners directory and maintaining the GCL website at no charge to the homeowners. She mentioned the upcoming cookout on Labor Day weekend and thanked Freddie Dawson and Allen Mason for volunteering to help with the cooking duties. Janie talked about complaints that she receives: not bagging trash in the rollout cans, cigarette butts thrown on the ground at the water front area, speeding in the park, golf carts not stopping at stop signs, non-licensed drivers operating golf carts, broken entrance gate boards, people feeding the geese, and problems caused by people from the campground.

Freddie Dawson talked about the annual Goose Creek fishing tournament. The tournament is hosted by the campground but is open to GCL homeowners also.

The meeting was opened to homeowners who would like to speak: Jiggs Baker spoke about the need to be more conservative with our mailings and suggested that we could use email to limit out postage costs. He also pointed out the discrepancy between the Rules and Regulations and the Joint Tenancy Agreement in regards to responsibility for septic tank maintenance. Debbie Barbour expressed concerns about non-homeowners using gate cards to gain entrance to park. It was noted that the entrance gate will need to be replaced in the near future and this will probably lead to new gate cards being issued. Jerry Barbour spoke about several road signs that needed to be replaced or repaired. Gray Crater noted that the "No Wake" signs needed to be replaced on the pier.

The next order of business was the election of three people to the Board of Directors. There were four candidates and the three candidates that were in attendance were given the opportunity to speak. The homeowners at the meeting were asked to vote and turn in their ballots. (these ballots will be added to the absentee ballots that were received prior to the meeting).

The meeting was adjourned at 10:30 AM

Immediately following the meeting, a committee of homeowners counted the votes and George Kivett, John Tew, and Ted Thompson were elected to serve on the Board for the next two years.

### **Board of Directors Meeting June 10, 2006**

The meeting was called to order at 11:10 AM. The only business before the Board was the election of officers for the coming year. George Kivett made a motion that the slate of officers remain the same as the

previous year. John Tew gave a second to the motion. The motion passed unanimously. The officers are: Freddie Dawson, President; Ted Thompson, Vice President; James Godfrey, Treasurer; George Kivett, Secretary. Freddie Dawson noted that, as in the past, the President should not vote unless his vote was needed to break a tie vote. The rest of the Board agreed.

It was noted that the next scheduled Board meeting will be October 1, 2006.

The meeting adjourned at 11:24 AM.

### **Board of Directors Meeting August 20, 2006**

The Board of Directors met at the picnic shelter at 1:00 pm. Board members in attendance were George Kivett, Freddie Dawson, Ruth Johnson, John Tew, Ron Gordon, and Ted Thompson.

The Board discussed the altercation caused by the son-in-law of homeowner Larry Durham. The son-in-law ran a stop sign and then used vulgar, abusive, and threatening language toward a homeowner who confronted him about the stop sign violation. There are at least two other homeowners who witnessed this event. The Board was in agreement that behavior like this can not be tolerated. The Board decided to send the homeowner, Larry Durham, a letter outlining the position of the Board on this situation. The Board was also made aware of an incident involving visitors from the campground. The son of homeowner Neil Weeks and the son of homeowner Eddie Corbett and two visitors from the campground became abusive in language and action towards some of our homeowners. The Board directed the managing agent to have the GCLHOA attorney send a letter to the homeowners involved in this explaining that actions such as this will not be tolerated and that the homeowners are directly responsible for any actions of their guests. The attorney is also to be directed to send a letter notifying the people from the campground that they are banned from the property of GCL and will be charged with trespassing if they return to the property of GCL.

The Board heard from several homeowners regarding problems with golf carts that are not owned by our homeowners. Most of these problems seem to be caused by people who are staying at the campground but choose to ride through GCL. Problems noted by the homeowners included noise, litter, failure to stop at stop signs. We also have traffic coming from the adjacent housing developments. There was one instance of a cart using our roads as a short cut from the campground pool to the end of Live Oak road. The Board agreed to ban all golf carts not owned by GCL homeowners. It was noted that all GCL golf carts must have the lot number and the orange GCL circle sticker on them. (it was also noted that Goose Creek Resort bans all golf carts that do not belong to campers staying at the campground) To help with the enforcement of this, the managing agent was asked to hire security guards to work during the Labor Day weekend. The managing agent was also asked to have a sign made and installed by the front entrance gate notifying everyone of this policy. A motion for this was made and seconded and the motion was passed by a unanimous vote.

Board member John Tew presented a proposal to install a new security gate system at the entrance to GCL.

This involved a new sliding gate made of chain link fencing and the addition of fencing that would connect to the fence erected by the campground and, with openings for the gate, continue all the way across the entrance. This would alleviate the problem we have of golf carts and small cars driving around the end of the gate barriers. After a very long discussion of the different types of gates that were available it was decided that the sliding gate system may not be the best system for us. The Board also considered a swing-type gate as well as an updated version of the gate system we have now. The Board asked James Taylor, who installs gate systems, to present the Board with quotes and recommendations for installing the different types of gate systems. The Board agreed to meet on September 3 at 1:00 at the picnic shelter to consider the gate proposals. It was noted that Mr. Taylor had previously prepared a quote for the gate replacement but no action was taken at that time.

In order to inform the homeowners of the actions being taken, it was agreed that the managing agent would send a letter to all homeowners detailing the new golf cart policy and explaining the need for a new gate system.

The managing agent informed the Board of complaints that she has received about contractors leaving equipment and supplies in the park when those items are not being used by the contractor for a current job. Board member Ted Thompson was asked to make recommendations to the Board regarding reasonable rules regarding this.

The managing agent also informed the Board that some vehicles were being used in the Park that were not licensed for highway use. This is a concern because of liability issues and that the unlicensed vehicle may not be safe to operate. The Board did not take action on this issue.

The Board reaffirmed the authority of the managing agent to have the grass mowed on a lot if the homeowner does not keep the grass cut. If the managing agent does hire someone to mow the grass on a lot, the owner of the lot is obligated to pay for that mowing.

The meeting was adjourned at 2:40pm

### **Board of Directors Meeting Sept 2, 2006**

The meeting was held at the picnic shelter and was called to order at 1:05 pm. Board members present were Freddie Dawson, George Kivett, James Godfrey, Ruth Johnson, John Tew, and Ted Thompson.

The first order of business was the replacement and enhancement of the entrance gate. James Taylor, of Down East Protection Systems, described to the Board several different options regarding the types of gates and fencing available. He described the advantages and disadvantages of rolling gates, swinging gates, and the drop-down gates. The rolling gate and the swing gate were eliminated from consideration because both systems were deemed to be too slow to open and close. The Board decided to replace our entrance gate with an updated gate that would operate in the same manner as the old gate. The new gate system will include a new card reader and new gate cards will be issued. The new system will be monitored from a computer. The new gate will include a feature called SOS that will automatically open the gate for properly equipped emergency vehicles. The barrier supplied by Down East Protection Systems will be a reinforced version of the barriers we are using now. The barrier will lower into a cradle that will support the ends of the barrier to prevent someone from pushing on the barrier to break it. In the past, breakage of this type has been a major cause of damage to the gate actuators.

The Board also explored different types of fencing that could be constructed at the front entrance. The

purpose of the new fencing will be to connect with the campground fence and, with openings for the entrance and exit gates, adjoin the privacy fence on the other side of the entrance. The cheapest alternative, chain link fencing, was ruled out because of the appearance. The Board did not think that vinyl fencing would be sturdy enough to prevent vandalism. The Board chose to construct a fence of aluminum that is made to resemble black wrought iron. This should be attractive, durable, and secure. There will be a removable fence panel on the exit side of the entrance to allow for ingress and egress of mobile homes and other over width vehicles. With a motion by John Tew and a second by Ted Thompson, the Board voted unanimously to accept the quote from Down East Protection Systems for the installation of the new gate system. The cost of the new gate system is \$14,700.00. This includes two thousand new gate cards. The cost of the computer and phone line access will be in addition to this amount. In the same motion, the Board also voted to accept the quote from Baker Fence Company to construct the black aluminum fencing at the entrance. The price for the fence installation is \$7600.00. It was noted that the final total cost for the entrance gate replacement and enhancement would be approximately \$25,000.00.

In other business, the managing agent presented a letter from homeowner Lynn Everett to the Board. Mr. Everett and his son had received warning letters for speeding in the park. In the letter, Mr. Everett asked the Board to rescind the warning letter due to extenuating circumstances. After a length discussion the Board decided not to rescind the warning letter.

The managing agent also presented the Board with a letter from homeowner Esther Casey. Mrs. Casey was concerned that one of her neighbors was encroaching on her lot when he parked his boat. John Tew was asked by the Board to speak with her neighbor about this.

The county tax listing for GCL was discussed by the Board. For some reason the tax listing is in the name of two individuals. The managing agent was asked to speak with the county tax office and have the listing changed to the Goose Creek Landing Homeowners Association.

Once again, the Board discussed the use of unlicensed vehicles in the park and restrictions on contractors' equipment left in the park. The Board decided to delay any action on this.

During the Board meeting of August 20 the Board directed the managing agent to ask an attorney to send a letter to two visitors who were involved in an altercation of GCL property. The managing agent said that the attorney wanted guidance on exactly what should be in the letter. The Board asked Freddie Dawson to contact the attorney regarding this.

The managing agent asked the Board for permission to close the swimming pool two weeks early. The maintenance crew for the pool would not be available after September 17. The Board agreed to the early closing because there was very limited use of the pool after that.

The meeting adjourned at 2:10 pm.

### **Board of Directors Meeting Oct 1, 2006**

The meeting was called to order at 1:11 pm at the Western Park Community Center. Board members in attendance were James Godfrey, Ted Thompson, Ruth Johnson, Freddie Dawson, Ron Gordon, John Tew, and

George Kivett..

Freddie Dawson reported that construction of the new entrance gate and fencing was scheduled to start on Oct. 2. There will be a period of approximately a month when the entrance gate will not be functioning. The new gate is expected to be in place and working with the new cards by November 1. The Board had a lengthy discussion on how to best distribute the new gate cards and how many would be allowed for each homeowner. The Board decided that there will be six gate cards allowed for each lot. The managing agent was instructed to mail each homeowner two cards. Homeowners may exchange their old cards for new cards at no cost but extra cards will cost twenty dollars each. The twenty dollar charge will offset the cost of replacing the card and the reprogramming of the gate control. If a homeowner presents the managing agent with four cards they can receive two cards at no cost. Two of the old cards will be exchanged for the cards that were mailed to the homeowner. If that homeowner would like to get the maximum number of cards they will have to pay twenty dollars each for the last two cards that will make their total of six. The maximum number of cards per lot is six.

There was also a long discussion on the practice of leaving the entrance gate open during daylight hours on weekdays. In the past, this has been done to facilitate deliveries and access by repairmen. Several homeowners have expressed reservations about this practice. All members of the Board felt that this was something that all of the homeowners should have the opportunity to vote on. James Godfrey made a motion that this be done by mailing a ballot for this along with the ballots that will be mailed for the election of new Board members next spring. James withdrew his motion because of the length of time that would elapse between this meeting and the mailing of the ballots. The Board thought that the time frame may allow a decision on this by another means. It was agreed by all the Board members that the Homeowners should be given the opportunity to make this decision. The Board agreed to revisit this topic in March and decide whether to send homeowners a ballot to vote on this.

John Tew made a motion that the entrance gate be closed at all times beginning December 1. Ted Thompson seconded the motion. Motion was passed unanimously. The entrance gate will remain open during the day until December 1, 2006. At that time the gate will remain closed at all times. Entrance through the gate will require one of the new gate cards or phone access to remotely open the gate.

Ron Gordon talked about the need to install video surveillance at the front gate. It was thought that this would help prevent vandalism and help prosecute anyone who did vandalize the entrance. The managing agent stated that Brandywine Bay had installed a camera system and found it to be a very worthwhile investment. The Board decided to revisit this subject after the new gate and fencing was installed at the entrance.

Freddie Dawson said that he would like to periodically have some Karaoke parties at the picnic shelter during the summer. There was limited discussion on this.

The managing agent informed the Board that some Homeowners were requesting that the Board ban contractor Greg Thompson from performing work in Goose Creek Landing. The Board members did not think that the Board had the legal right to do this.

The managing agent reminded the Board that the Porta-Jon will be removed from the waterfront area on October 31. The Board was also reminded that the Board meeting for February has been discontinued because of lack on participation by Homeowners. Homeowners will be able to address the Board prior to the Annual Budget meeting in March.

The meeting adjourned at 2:25 pm

## **Homeowners Meeting March 18, 2007**

### **Western Park Community Center**

The meeting was called to order at 1:03 pm. Board members present were Freddie Dawson, George Kivett, John Tew, James Godfrey, Ted Thompson, and Ruth Johnson. There were approximately eight homeowners present.

Freddie announced that Janie Bushkar had agreed to continue as managing agent of Goose Creek Landing.

The managing agent informed the Board that there were several washed out places around the park that needed to be filled with crushed rock. She had gotten prices for the fill material and she expected the cost of the fill material would be approximately three hundred dollars. She thought she would be able to get volunteers to spread the material once it was dumped in the appropriate areas. A motion to approve this action was made by George Kivett and seconded by John Tew. The motion passed unanimously.

The Board discussed the new entrance gate. The managing agent said that the gate system we had installed to catch and support the cross bar when it was in the down position was not working as hoped. The cross bar was being affected by the wind when in the up position and sometimes would miss the catching support. The crossbar would also strike the bottom of the catch bracket, causing noise and some damage to the crossbar. Gene Bushkar noted that the crossbar was reinforced with metal edging and was deceptively heavy. He thought that using a plain wood crossbar may work better. The Board asked Gene Bushkar to try lowering the catch bracket and replace the original cross bar with a lighter bar. It was hoped that these two actions would alleviate the gate problems.

The managing agent told the Board that several homeowners had requested benches be placed at the waterfront. The expected cost would be \$150.00 per bench. John Tew and Ken Banks volunteered to donate the benches.

After a short discussion, the Board reaffirmed that there should only be six active gate cards allowed per lot. If a gate card is lost or damaged it should be removed from the gate system when it is replaced.

The managing agent talked about the vandalism that is occurring at the entrance to Goose Creek Landing. The sign and lights at the entrance have been damaged on several occasions. As in the past, there was discussion of a security camera to protect the entrance gate and area from vandalism. No action was taken on the camera.

The managing agent then informed the Board that the new tax valuation was \$37,564,626.00. The value increased by a multiple of five. The value had been a little over seven million dollars. A meeting with the county tax office has been requested to protest the amount of the increase, but a date for that meeting has not been set. Freddie Dawson talked to the homeowners present about the need to increase the annual dues to pay the increased tax bill.

A homeowner told the Board that he was having a problem with his mailbox leaking water. He said that

occasionally his mail would get wet. Purchasing new mailbox sections was discussed but it was decided to try and repair the problem mailboxes first. It was noted that the price for a mailbox module was thought to be more than \$700.00.

Another homeowner talked to the Board about the need to repair the swing set at the picnic shelter. The Board asked the managing agent to have the needed repairs done.

Freddie Dawson told the homeowners in attendance that the Board was about to conduct the annual budget meeting. The homeowners were told that they were welcome to stay and attend the meeting but that there would not be the opportunity for homeowner input during the budget meeting. The meeting was adjourned at 1:50 pm.

### **Annual Budget Meeting March 18, 2007**

#### **Western Park Community Center**

The annual budget meeting was held following the Homeowners meeting. Board Members in attendance were Freddie Dawson, George Kivett, John Tew, James Godfrey, Ted Thompson, and Ruth Johnson. Ken Banks was in attendance as the accountant for Goose Creek Landing.

While not a budget item, the date for the annual Homeowners meeting at White Oak School was set for June 2, 2007 at 9:30 am. Nominations for election to the Board of Directors must be done by May 10. The managing agent was instructed to mail the absentee ballots to the Homeowners on May 17. There are four Board Member seats open for election. There will also be a ballot included in the mailing for Homeowners to vote on whether or not to leave the entrance gate open during weekdays from 7:00 am until 5:00 pm. Some Homeowners want the gate left open to facilitate package deliveries and service worker access. Other Homeowners feel that leaving the gate open defeats the purpose of the gate and decreases the security of Goose Creek Landing. George Kivett and Freddie Dawson were asked to write the ballot for the gate closing vote.

A letter from Homeowner Craig Glasgow was presented to the Board. Mr Glasgow was concerned about the Boards position regarding an alleged domestic disturbance that occurred at his home. The Board Members read the letter but there was limited discussion of that topic.

Ken Banks presided over the budget meeting. Each area of the budget was discussed. Most budget items remained unchanged or with minor adjustments. The managing agent was given a three percent raise. It was estimated that the property taxes would increase by a factor of 2.5. This reflects the value increase and the tax rate decrease. Carteret County has not finalized the tax rate and we are hoping for a reduction in the valuation of our property. If we are able to negotiate a lower value on our land or the County lowers the tax rate more than expected, our tax bill will be less than projected. This is the budget for 2007/2008:

#### INCOME

Dues      \$238,450.00

Interest Income    \$500.00

Other Income      \$1,000.00

Total Revenues \$239,950.00

### Expenditures

Accounting: \$2,400.00

Bank Charges \$50.00

Capital Improvements/Contingencies \$24,360.00

Insurance \$7,000.00

Lawn Service \$3,500.00

Legal Fees \$1,000.00

Management Salary \$17,200.00

Maintenance \$6,000.00

Miscellaneous \$1,000.00

Office Supplies \$750.00

Pool Maintenance \$12,000.00

Postage \$500.00

Road Maintenance \$2,500.00

Septic Tank Lot Rental \$900.00

School Rent \$100.00

Social Activities \$1,200.00

Taxes – Payroll \$1,800.00

Taxes – Property \$84,000.00

Taxes – Income \$50.00

Telephone – Pool \$300.00

Telephone – Management \$1,500.00

Telephone – Security Gate \$500.00

Vehicle Allowance \$840.00

Waste Disposal – Garbage \$30,000.00

Water \$32,000.00

Utilities \$8,500.00

Budget Total \$239,950.00

A motion to increase the annual Homeowner dues to \$950.00 and to accept the budget as discussed was made by George Kivett and seconded by Ted Thompson. Motion passed unanimously. It is understood by the Board members that if the County changes the property tax value for Goose Creek Landing the Board may meet again to adjust the amount of the annual Homeowners dues.

The meeting adjourned at 2:30 pm.

## **ANNUAL HOMEOWNERS MEETING**

**06-02-07**

The meeting at White Oak elementary school cafeteria was called to order at 9:34am. Board members present were George Kivett, Freddie Dawson, James Godfrey, John Tew, Ted Thompson, and Ruth Johnson. Ken Banks, accountant for Goose Creek Landing was also attending. The Board members introduced themselves and then Freddie Dawson asked for any new homeowners to stand and introduce themselves. Gerald Dixon of lot 209 was the only new homeowner to do so.

Ken Banks presented and discussed the annual financial statement for the year ending 03-31-07. He answered questions from Homeowners about individual line items in the statement. He then discussed the budget for the 2007/2008 fiscal year and answered questions about the budget. Questions about the budget increase to cover property taxes were referred to Jim Godfrey for a later discussion.

James Godfrey spoke to the Homeowners about the property tax increase, the efforts that had been made to reduce the amount of the increase, and the effect the increase would have on Goose Creek Landing. The property tax value of Goose Creek Landing increased from approximately 7.5 million to approximately 38 million dollars. James and attorney Neil Whitford were able to get the new valuation reduced to approximately 34 million dollars. Even though the tax rate will decrease, this will still double the amount of property tax owed by Goose Creek Landing. This increase necessitates an increase in the Homeowner dues of three hundred dollars per year. There was much discussion from the homeowners about this topic. Some homeowners expressed dismay over the hardship the increase in Homeowner dues will cause. There was also discussion of an idea to charge more dues to owners of waterfront lots and to the owners of doublewide trailer lots. There was very little support for changing the Homeowners dues to unequal shares and the discussion ended.

Managing Agent, Janie Bushkar, spoke to the Homeowners about general concerns of Goose Creek Landing. She thanked James Godfrey for his efforts in getting the tax value lowered. She also thanked John Tew

and Ken Banks for donating wooden benches that had been placed at the waterfront area. She also thanked several Homeowners who had helped to keep the Landing in good order throughout the year. Janie reminded Homeowners about the need to have liability insurance on their golf carts. She said that in most circumstances, normal homeowner's insurance policies will not cover golf carts. She talked about the need to bag trash and not just dump garbage in the rollout cans, people not keeping their dogs on a leash, the littering with cigarette butts, and speeding in the Landing. Some Homeowners pointed out that some of the worst offenders for speeding were the delivery trucks, with UPS being the worst for speeding. It was also noted that many contractors were not cleaning up after they completed their work. On the topic of golf carts, it was noted that the carts may be weakening the ground behind the waterfront bulkhead and it would be a good idea to install some kind of barrier to stop the carts at least three feet from the bulkhead. Janie encouraged the Homeowners to contact the NC DOT to try and get a turning lane built on Hwy 24 because of the heavy traffic on that highway and because of the high number of people that now live in the area off of Red Barn road. It was decided to have the annual Homeowner's picnic on September 2 at 4:00pm. Homeowner's spoke to Janie about the need to have hired security personnel on holidays and busy weekends. Another Homeowner complained about the number of decaying fish carcasses that are floating around the pier and swimming area. Janie thanked the Homeowners for their support of her work in Goose Creek Landing.

Freddie Dawson asked the attending Homeowners if they had any concerns they would like to address at the meeting. Forrest Dawson, lot # 242, spoke about the need for more playground equipment for the play area next to the picnic shelter. During the discussion it was noted that the OSHA rules for playground equipment were very extensive. The addition of new playground equipment would be extremely expensive because of the need to comply with the OSHA guidelines. Jerry Barbour, lot # 140, spoke about unleashed dogs running in the park and complained about the entrance gate not working properly. He said that the crossbar of the gate did not go into the fork designed to catch and support the crossbar in the down position. Freddie Dawson explained that the catch mechanism was not a part of the original gate plan and was not recommended by the gate installer. The Board added that reinforcement to support the gate in the event that someone tried to break the crossbar by driving into it. Breakage like this has been a problem in the past and is expensive to repair. The crossbar flexes enough in the wind that sometimes it will miss the catch mechanism and become hung. The use of the extra catch was discontinued. Mr. Barbour added that he thought the money spent of the entrance gate had been wasted and that he thought the gate should be removed. Ken Banks talked about how much he enjoyed Goose Creek Landing and that he thought the Landing was well run and relatively cheap for a place at the coast. No other Homeowners spoke.

The next order of business was the election of four members to the Board of Directors. Freddie Dawson asked for nominations from the floor but there were none. Candidates already on the ballot were Freddie Dawson, James Godfrey, Ruth Johnson, Pete Horton, and Craig Glasgow. All the candidates introduced themselves to the Homeowners and spoke briefly. Attending Homeowners were asked to mark their ballots and hand them to Janie. Also on the ballot was a provision covering whether the entrance gate should be left open from 7:00am until 5:00pm, Monday through Friday, to facilitate deliveries and service work.

The meeting was adjourned at 11:10am.

A committee of Homeowners counted the ballots and Freddie Dawson, James Godfrey, Ruth Johnson, and Craig Glasgow were elected to the Board of Directors. The motion to keep the entrance gate open during weekdays passed by a wide margin.

While the ballots were being counted Freddie Dawson called a meeting of the current board members and

included both non-board member candidates. He wanted to discuss adding a security camera at the entrance gate area. This has been discussed at great length in the past. A committee of Homeowners was formed several years ago but no action was ever taken. Recent vandalism, and the investment made to improve the entrance gate, led the Board to take action. James Taylor, of DEPS, a homeowner in Goose Creek Landing, presented a proposal for the installation of two security cameras that can record continuously for nearly two weeks. The system has the capability to add at least two more cameras to the existing recording system. The recorded video can be replayed and copied at any time. The quoted cost for this system is \$2954.98. Since this meeting was only for informational purposes there was no action taken on the proposal.

### **Board of Directors Meeting 06-02-07**

Immediately following the announcement of the election results, Freddie Dawson called a meeting of the Board members. Board members present were George Kivett, Freddie Dawson, Ted Thompson, John Tew, Ruth Johnson, James Godfrey, and Craig Glasgow. This meeting is required by the By-Laws to elect new officers for the Board of Directors. George Kivett made a motion for the following slate of officers; President, Freddie Dawson; Vice President, Ted Thompson; Treasurer, James Godfrey; Secretary, George Kivett. The motion was seconded by James Godfrey. The motion passed unanimously.

The Board then returned to the topic of the security cameras. After a long discussion, the Board decided to upgrade the cameras to a "vandal proof" design. This will increase the cost of the system but the Board thought it may well save money over the life of the security system. The Board estimated the total cost of the "vandal proof" system to be \$3900.00. A motion to have DEPS install the two camera security system was made by George Kivett and seconded by James Godfrey. The motion passed unanimously. The meeting adjourned at 12:08pm.

### **Board Meeting / Homeowners Meeting March 9, 2008**

The meeting was held at the Western Carteret Park civic center. The meeting was called to order at 1:00pm. Board members in attendance were, George Kivett, Freddie Dawson, Ruth Johnson, Ted Thompson, John Tew, James Godfrey, and Craig Glasgow. The managing agent, Janie Bushkar was also present.

John Tew opened the meeting with a discussion about homeowners installing electric generators to provide electricity to their trailers in the event of a power outage. It was decided that there may be liability problems so Janie was asked to discuss the generator installation with Carteret – Craven EMC. The Board thought that the EMC may have some guidelines for installing generators.

Freddie Dawson reported that several homeowners had complained that Michael Jones had signage on his office and at the entrance gate that made him appear to be the sales office for Goose Creek Landing. The Board requested that Board member John Tew write a letter to Michael Jones requesting that any reference to Goose Creek Landing be removed from all of his advertising except in the description of lots and trailers for sale. There was also discussion as to why a commercial sales office was allowed in Goose Creek Landing. George Kivett stated that Michael Jones was given permission to operate his office in GCL by Driftwood Management and that the decision to allow that office could be revisited by the current Board or a future Board.

The Board requested Janie to have a covered bulletin board constructed outside the entrance gate that would be available to all homeowners for the displaying of advertisements for the sale of their lots and trailers. The

bulletin board is to be like the other bulletin boards we have. It should have clear doors that can be locked and all advertisements will be placed in the board by Janie. This action was approved with a motion by John Tew and a second by James Godfrey. The vote was unanimous.

Janie Bushkar read a letter from a homeowner who had not paid their dues on time. There had been a late fee charged to them and they protested the late fee in their letter. The homeowner acknowledged receiving the bill for the dues in December. The homeowner was protesting the penalty charge because they did not receive a second letter telling them they had not paid the dues on time. Since this homeowner had received the bill on time the Board did not see any reason the late fee should not be paid.

A homeowner asked Janie if the telephone/entrance gate system was working properly and Janie informed them that it was. Two homeowners reported that their mailboxes were leaking and that some of their mail had been damaged by water. Janie was asked by the Board to inquire to the mail carrier if different mail boxes could be assigned to those homeowners whose boxes were leaking.

There was a short discussion about Michael Jones' attempts to have the Board allow double wide trailers on single wide lots. Freddie Dawson asked the attending homeowners if any of them would like to comment on this and none did.

There was a short discussion between the homeowners and the Board about the need to dredge the boat basin. No action was taken.

John Tew made a motion to adjourn and George Kivett was the second. The meeting was adjourned at 1:30pm.

### **Annual Budget Board Meeting March 9,2008**

The meeting was called to order at 1:45 pm. Board members attending were Freddie Dawson, Craig Glasgow, Ruth Johnson, John Tew, Ted Thompson, James Godfrey, and George Kivett. The CPA for GCL, Ken Banks was present, as was the managing agent of GCL, Janie Bushkar.

Prior to the budget discussion the Board set the date of June 7, 2008 for the annual Homeowners meeting at the White Oak School. Nominations for election to the Board of Directors of Goose Creek Landing must be submitted to Janie by May 12. The absentee ballots are to be mailed on May 20.

With the guidance of Ken Banks, the Board discussed each line item of the budget. With input from all Board members and the managing agent, the following budget was approved on a motion by John Tew and a second by James Godfrey with a unanimous vote.

#### Revenue:

Dues \$275,000.00

Interest \$ 500.00

Miscellaneous \$ 1,000.00

Total Revenues \$276,500.00

Expenditures:

Accounting \$ 2,400.00

Bank Charges \$ 50.00

Capital Improvements \$ 34,760.00

Insurance \$ 7,000.00

Lawn Service \$ 3,500.00

Legal Fees \$ 1,500.00

Management Salary \$ 17,700.00

Maintenance \$ 6,000.00

Miscellaneous \$ 1,000.00

Office Supplies \$ 500.00

Pool Maintenance \$ 12,000.00

Postage \$ 500.00

Road Maintenance \$ 2,500.00

Septic Lot Rental \$ 1,100.00

School Rent \$ 100.00

Social Activities \$ 1,200.00

Taxes – Payroll \$ 1,800.00

Taxes – Property \$101,000.00

Taxes – Income \$ 50.00

Telephone – Pool \$ 300.00

Telephone – Management \$ 1,500.00

Telephone – Security Gate \$ 700.00

Vehicle Allowance \$ 840.00

Waste Disposal – Garbage \$ 35,000.00

Water \$ 34,000.00

Utilities \$ 9,500.00

Total Expenditures \$276,500.00

The meeting adjourned at 2:50 pm.

### **Annual Homeowner's Meeting June 7, 2008**

The annual homeowner's meeting was held at White Oak Elementary School and was called to order at 9:30 AM. Board members in attendance were Freddie Dawson, Ruth Johnson, Ted Thompson, John Tew, James Godfrey, and Craig Glasgow. Ken Banks was present to answer questions about the budget and the accounting practices of Goose Creek Landing.

Freddie Dawson asked for new home owners to be recognized. There were no new homeowners in attendance.

The first item of discussion was the budget. It was noted that our biggest expenditures were for water, trash removal, and property taxes and we had very little control over these budget items. There was a question about what the budget line item Capital Improvements was used for. A homeowner wanted to know if there was a company that would remove the trash for a cheaper rate. Janie stated that Waste Industries was currently the least expensive option but she did compare rates periodically. There is currently \$80,000.00 dollars in the GCLHOA bank account and our monthly bills generally run \$20,000.00 per month. It was noted that there was \$35,000.00 in the budget for unexpected expenses and if that amount was exceeded there would be an assessment to cover the budget shortfall. It was reported that the surplus monies that we have had in past years had been spent for making up the difference between actual expenses and the amount of homeowner's dues collected. The Board hopes that the \$35,000.00 that was budgeted for unexpected expenses will once again allow for a surplus of funds that could be used instead of an assessment to homeowners. Ken Banks invited any homeowners that had questions about the budget or the accounting practices to contact him and he would be glad to answer any questions.

The managing agent, Janie Bushkar, thanked several homeowners for their help in maintaining the park and helping her with her duties as managing agent. Janie then addressed several things that were creating problems in GCL. She reminded the homeowners of the following:

1. If the picnic shelter is used it must be clean and free of trash after use.
2. Speeding and failure to stop at stop signs continues to be a problem.
3. Unlicensed drivers (mostly children) operating golf carts.
4. All golf carts must display the owner's lot number and a GCL sticker.
5. All trash placed in the roll-out cans should be bagged.
6. Large items of trash must be taken to the dump. The roll-out cans are for household trash only.

7. There should be a lot number on the electric meter boxes.
8. Respect the children's playground area.
9. People who walk their pets should clean up after their animals.
10. The pier is for Goose Creek Landing homeowners only.
11. Please do not loan out the gate cards.
12. The entrance gate will be closed on all holidays, even on weekdays.
13. Placing wheel locks on un-authorized boat trailers was suggested.
14. It was noted that trespassers must be warned before law enforcement can be called.
15. Trespassers can be charged even if the gate is open. Signs at entrance state that GCL is private property.
16. The crossed boards between the pilings under the pier are not needed for structural support.
17. The rope that runs from the end of the pier to shore needs to be cleaned once a year.
18. Fish scraps need to be thrown in the deep water between the piers not in the shallow water where people walk and swim.
19. Don't throw trash in the water
20. Homeowners should provide Janie with current address and possibly cell phone numbers in case she needs to contact a homeowner.

There was a discussion about the Labor Day picnic. The Board stated that there needed to be a committee of homeowners to oversee the picnic. There were no volunteers for this committee. A motion was made to cancel the picnic, there was a second and the motion passed on a vote of the homeowners. The money that was budgeted for the picnic will be put into the contingency fund.

It was noted that the security guard that was being hired was doing a good job and his services were satisfactory. Also, the surveillance camera at the entrance gate was working and had been used to identify people who had damaged the property and we were able to collect compensation for the damage they had caused.

There was discussion about Goose Creek Resort seeking permission to build a drystack marina. It was stated that we were opposed to that and so was the housing development on the north side of Goose Creek Resort. It was agreed that we should have a representative at any meetings regarding this effort.

Also, there was discussion of the property tax discrepancy between Goose Creek Landing and Goose Creek Resort. GCL has approximately 55 acres valued at approximately thirty three million and GCR has approximately 92 acres valued at approximately nine million.

Discussion of allowing double-wide trailers on lots designated as single-wide lots was led by John Tew. John reported that the county septic regulations will not allow double-wide trailers on the single-wide lots.

It was noted that fines levied against golf carts are enforceable. But the fine levied against the homeowner who lied about the outbuilding he built cannot be enforced due to a lack of publicity for the regulations.

The Board asked if any homeowners had questions for the Board but none did.

The floor was opened for nominations for election to the Board. The four candidates for the Board of Directors were given the opportunity to address the homeowners. All did so with the exception of George Kivett who was not in attendance. Freddie Dawson spoke for George. The homeowners in attendance then submitted their votes for the candidates of their choice.

The meeting was adjourned at 10:50 AM.

Following the close of the meeting the votes were counted by a committee and the results are:

John Tew 69 votes

George Kivett 76 votes

Ted Thompson 80 votes

Earl Bunting 67 votes

John Tew, Ted Thompson, and George Kivett were elected to the Board of Directors for two years.

### **Board of Directors Meeting July 27, 2008**

Board members in attendance were Freddie Dawson, George Kivett, James Godfrey, John Tew, Craig Glasgow, and Ruth Johnson. The meeting was called to order at 1:15pm.

James Godfrey addressed the Board regarding the drystack boat storage facility that Goose Creek Resort is trying to build. James spoke with Tonya Jacks who is with the Carteret County planning department. She informed James that the initial permit request had been denied but that the Goose Creek Resort campground would have thirty days to appeal the permit denial. There will be a Carteret County Planning Board meeting on August 13 to hear public comments regarding the proposed building. Robin Comer, who has had an ownership interest in Goose Creek Resort, is the chairman of the Planning Board. James was asked to consult with a lawyer regarding the possibility of a conflict of interest in the hearing of the permit request by the Planning Board. James encouraged everyone to attend the Planning Board meeting.

Freddie Dawson read a letter that will be mailed to Michael Jones. In the letter, Mr. Jones was asked to remove any signage or advertising that appeared to associate his business with Goose Creek Landing. This letter was in response to complaints that Mr. Jones appeared to advertise his business as being affiliated with Goose Creek Landing.

The Board reviewed several building requests. Homeowner Jimmy Batten requested authorization to build a 12' x 17' shelter. His request was denied because it exceeded the size allowed. Ernest Spivey requested permission to build a 21' x 10' addition on one side of his trailer and a 10' x 24' sun room on the other side of his trailer. This request was denied because it exceeded the maximum size for additions. The Board asked John Tew to discuss possible alternatives with Mr. Spivey.

The Board reviewed a written request by Fran Hamilton and Sandra Blackmon. This request dealt with their desire to remove a street light pole from between their lots. Janie noted that their immediate neighbors were opposed to the re-location of the pole. Carteret Craven Electric had told Janie that the pole could not be moved

across the street without digging up part of the street to allow for burying a cable to supply power to the light. James Godfrey made a motion not to allow the light and pole to be moved. Motion was seconded by John Tew. Motion passed with a unanimous vote.

Mary Brian Carlyle requested permission to continue playing music at the picnic shelter until midnight. She stated that Carteret County allowed music to be played until midnight and did not want to stop playing at 11:00pm as is now required. She stated that the men needed more time to drink so they would feel like dancing. Board member George Kivett expressed concern for the Homeowners who lived near the picnic shelter. He stated that Goose Creek Landing was more of a residential area and that 10:00pm was a more appropriate time to terminate the music. The Board requested Janie to poll the Homeowners that lived near the picnic area to ascertain their feelings on the subject. She was also asked to check with Carteret County to determine if the music ordinance did list a midnight termination time.

The Board discussed a general request to allow homeowners, who were using the picnic shelter, to use the bathroom facilities in the pool area. The following motion was made by John Tew and seconded by George Kivett: Homeowners who had reserved the picnic shelter could use the bathrooms in the pool area if a security guard, hired by Janie, was on duty the entire time the bathrooms were accessible. The cost of the security guard must be paid in full by the homeowners using the picnic area. The cost must be paid to Janie prior to using the facilities. Under no circumstances would the homeowners be allowed to provide their own security personnel. The motion passed unanimously.

Janie informed the Board that she had received several comments regarding the reinforcing "X" timbers underneath the pier. These timbers were nailed in place and not bolted and were washing away. Janie had consulted with dock and pier contractors that were of the opinion that the cross timbers in question did not add any structural strength to the pier. It was noted that the campground pier did not utilize the crossed boards. One contractor recommended adding twenty timber pilings to reinforce the pier pilings that were already in place. This would cost approximately \$4,000.00. The Board tabled this discussion and took no action on the recommendation.

George Kivett called the Board's attention to the growing practice of homeowners leaving trailers parked in the trailer parking area for extended periods. The rules allow for a maximum parking time of 24 hours. It was noted that while this was not a problem at this time it could easily become a problem in the future. As homeowners continue to add on to their trailers, it leaves little room on their lots for parking of trailers.

Freddie Dawson discussed with the Board the need to update the "Rules and Regulations" document of Goose Creek Landing. All Board members agreed as to the need for an updated document. The Board decided to meet at a later time to discuss this in more detail. The meeting was adjourned at 2:55pm.

### **Board of Directors Meeting October 5, 2008**

The meeting was held under the picnic shelter. Board members in attendance were George Kivett, Ruth

Johnson, Freddie Dawson, John Tew, Ted Thompson, James Godfrey, and Craig Glasgow. The meeting was called to order at 1:06 pm.

Homeowner Terry Andrews came before the Board representing the four waterfront homeowners. (He is one of the four) Terry presented a plan for installing a bulkhead structure on the waterfront of the Goose Creek property that is in front of their four homes. Terry said that the cost for this would be paid by the four homeowners that were making the request. There was discussion that a project like this should be brought before the homeowners for a vote. It was also noted that the new bulkhead would have to be compatible with the existing bulkhead on the rest of the Goose Creek Landing waterfront. After further discussion, the Board decided to form a committee that would research the bulkhead project. James Godfrey made a motion that a committee be formed to study the project. John Tew gave the second. James Godfrey, Janie Bushkar, Craig Glasgow, and Terry Andrews agreed to serve on the committee. Motion passed with a unanimous vote.

Freddie Dawson asked if any of the homeowners in attendance would like to address the Board. None did.

Freddie then discussed the letter that was sent by the Board to Michael Jones regarding his signage, on Goose Creek Landing property, advertising his realty business. Freddie reported that Mr. Jones had received the letter and did not feel that he misrepresented his business in any way. Mr. Jones said that he had permission to operate his realty business in Goose Creek Landing and that his signs were allowed because of that permission. Several Board members did not feel like his business should be allowed to place advertising signs on Goose Creek Landing property. Freddie said that he would discuss the matter with Mr. Jones and the Board did not take further action.

Janie Bushkar, the Managing Agent, reported that the new signs reminding homeowners of the 24 hour parking limit for trailers in the common area were in place and homeowners seemed to be abiding by that rule. She also informed the Board that damages to the entrance gate had been paid for by the parties who were responsible. She also reported that she was having difficulty finding a contractor to do the concrete curb work on the driveway at the boat ramp area.

Craig Glasgow mentioned the need for bulkhead repair work in the boat ramp basin. He also noted the need to have fill dirt hauled in to level the common area ground in the vicinity of the boat basin and pier.

Janie reported that she had hired a contractor to do maintenance and repair work on the swimming pool. The contractor will change the sand in the pool water filter and also repair some tiles in the pool walls.

Janie also reported that the picnic shelter area was not being cleaned properly after use. She also said that some homeowners had reserved the shelter and then not used it. The Board thought that a reservation system requiring a deposit was a good idea. The deposit would be returned after the Managing Agent was assured that the shelter area was properly cleaned.

The meeting adjourned at 1:50 pm.

**Homeowners Meeting****March 15, 2009****Western Park Community Center**

Board members in attendance were, James Godfrey, Freddie Dawson, George Kivett, Ruth Johnson, Ted Thompson, Craig Glasgow, and John Tew. The meeting was called to order at 1:05 pm. Freddie Dawson gave notice of the budget meeting that was to follow the Homeowners meeting.

Janie Bushkar related details of a water loss situation that occurred when a water line in the common area was broken by a homeowner. Neil Weeks reported the running water to Janie. The water to the pier and picnic shelter had been turned off and the pipes drained to prevent freeze damage during the winter. Three homeowners turned the water back on so they could use the water at the fish cleaning station. In the process, the water was left on and water was free-flowing in the area of the picnic shelter as a result. Two homeowners, Ron Gordon and Gregg Hogan, were given \$100.00 fines for the water loss. After discussion, Gregg Hogan asked that he be the only one held responsible and agreed to pay the fine. This was accepted by the Board with the understanding that the \$100.00 would be used to find a way to supply water to the pier during the winter months.

Freddie Dawson read a letter from a homeowner that had received a letter from Janie reminding him that his homeowner dues were past due and should be paid immediately. The homeowner's letter expressed his displeasure at receiving the letter from Janie. Freddie reminded the homeowners that Janie was instructed by the Board of Directors to send the letters in situations like that.

Freddie then read a letter from the exterminating company, Rid-A-Pest, offering a fire ant control contract. No action was taken on that matter.

Homeowner Burton Gay began construction on a shelter last year that did not conform to the construction guide lines of Goose Creek Landing. Mrs. Gay presented an alternative plan to bring the structure into compliance. It was decided that the new plan was not sufficient. After a short discussion, the Board suggested a modification that should be acceptable to all parties.

Janie presented a letter from the Carteret County Health Department that detailed modifications that would have to be made to the swimming pool drain covers. A law called the "Virginia Graeme Baker Pool and Spa Safety Act" required modifying the drain covers to prevent children being injured by the suction of the drains. Janie also mentioned that it seemed as if the flow of water through the filtration system seemed to have diminished. The Board asked her to find a contractor that could alter the drains to conform with the law and also check the filtration system.

Janie reported that a tree root was damaging the street pavement on Gosling View. There was discussion of who was responsible but it was agreed that street maintenance was the responsibility of the Homeowners Association. Janie was asked to find a contractor to determine if the removal of the tree was the best course of action.

A homeowner requested that the Board erect a Stop sign at the end of Goose Creek Blvd at Michael Jones' office. It was noted that drivers entering Goose Creek Landing through the gate could not see cars approaching on Goose Creek Blvd. Board member John Tew made a motion that a Stop sign be placed there and Craig Glasgow made the second. The Board voted unanimously to erect the sign.

Janie reported that she had received complaints about young people riding skate boards and bicycles down the hill at the east end of Snow Goose Lane. Several homeowners had said that this was dangerous because of the risk of collisions with cars and golf carts. Several suggestions were made, including placing a "speed bump" at the Stop sign. No action was taken on this.

Janie reported that she had received complaints about excessive watering of lawns. Most of the complaints were directed toward homeowners who had automatic sprinkler systems that watered the lawns even while it was raining.

A homeowner called the Board's attention to the need for weed control in the common areas. She said that if the weeds were controlled the grass would not need to be mowed as often. The Board asked Janie to contact the Agriculture Extension Service and ask if they could help determine the best chemical to use for the control of the weeds. George Kivett volunteered to spray the area once the correct chemicals to spray were determined.

A homeowner reported that he had seen a speeding white Chevrolet pickup truck with flashing strobe lights on Goose Creek Blvd. He was unable to identify the truck.

A homeowner reported that she had received a bill for damaging the entrance gate in the amount of \$281.00. She stated that the rules called for a fine of \$25.00. It was explained to her that she was billed the amount that Goose Creek Landing was charged for the repairs to the gate. The Board had agreed to charge the amount of the damages when the new gate system was installed.

A homeowner suggested that an accounting firm be hired to count the votes that were cast for candidates for the Board of Directors. The voting tally methods were explained and no further actions were taken on this.

The meeting was adjourned at 2:08 pm.

## **Annual Budget Meeting**

**March 15, 2009**

### **Western Park Community Center**

All Board members were in attendance. Janie Bushkar and Ken Banks, the accountant for Goose Creek Landing were also in attendance. The meeting was called to order immediately following the Homeowners meeting.

James Godfrey reported that for an additional \$312.00 per year, the liability insurance coverage for Goose Creek Landing could be increased from five million dollars to ten million dollars. The Board agreed to pay the additional money to double the coverage.

After discussion the following budget was adopted for the fiscal year ending on March 31, 2010. The motion to adopt the budget was made by John Tew and the second was by Craig Glasgow. The motion was carried by a unanimous vote.

Salaries/management	18000.00
Accounting	2400.00
Bank charges	50.00
Capital projects	28760.00
Insurance	7000.00
Lawn services	3500.00
Legal fees	5000.00
School rent	100.00
Maintenance	6000.00
Miscellaneous	1000.00
Office supplies	500.00
Pool maintenance	12000.00
Postage	500.00
Road maintenance	2500.00
Septic lot rental	1100.00
Social activities	0.00
Taxes – payroll	1800.00
Taxes – property	101000.00
Taxes – income	50.00
Telephone – pool	300.00
Telephone – management	1500.00
Telephone – security	700.00
Vehicle allowance	840.00
Waste Disposal (garbage)	35000.00

Water	38000.00
Utilities	10000.00
Total	277600.00

It was noted that although the budgeted amount had remained the same, the annual expenditures for 2008 had increased \$9000.00 over 2007.

The annual Homeowners meeting was scheduled for June 6, 2009. It was agreed that nominations for election to the Board of Directors would be closed on May 1, 2009. Absentee ballots will be mailed on May 15, 2009 and will be included with the mailing of the bills for the semi-annual Homeowners dues.

The meeting was adjourned at 3:13 pm.

### **Annual Homeowners Meeting**

**June 6, 2009**

#### **White Oak Elementary School**

The meeting was called to order at 9:35am. Members of the Board of Directors that were present were George Kivett, Freddie Dawson, James Godfrey, John Tew, Ted Thompson, and Craig Glasgow.

Freddie Dawson asked that any new homeowners stand to be greeted. Garry Sullivan, Lot # 110, was the only new homeowner in attendance.

Ken Banks talked about the budget and reviewed the financial statement for Goose Creek Landing. Ken answered homeowner questions about the budget line items "capital projects" and "legal fees". During the review of the budget, homeowners also questioned the salary increase for the managing agent and the cost of phone service for GCL. It was noted that GCL does not pay for the home phone of the managing agent. Ken Banks informed the homeowners that he would be glad to answer any question they may have about the GCL accounting and provided his email address and phone number so interested homeowners could contact him. At the end of this discussion, Ken Banks was thanked by the homeowners for providing his accounting services at a reduced cost. A homeowner questioned the cost of repairing the entrance gate if it was forced open. The homeowners were informed that the replacement cost of a broken gate board was \$285.00 and if the hydraulic motor was damaged the repair cost would be \$600.00 to \$800.00.

Managing agent, Janie Bushkar, spoke to homeowners. She thanked Lou Carreras for his work on maintaining the website for GCL. Lou informed the homeowners that the website address was listed in the homeowner directory. Janie spoke about the continuing problems with speeding, failure to stop at stop signs, underage drivers of motor vehicles, and skate boarding in dangerous locations. The intersection of Snow Goose Lane and Gray Goose Drive was mentioned as a problem area because of children riding down the hill of Snow Goose Lane and crossing Gray Goose Drive without regard to automobile traffic on Gray Goose Drive. Mary Bryan Carlisle offered to teach a bicycle safety course to help alleviate problems with unsafe bicycle riding. The Managing Agent explained that the trash pickup company charged by weight of the trash picked up as well as the

number of cans that are emptied by them. It was noted that large items left for the trash company to pick up increased the cost of trash removal and that all garbage placed in the roll-out cans should be bagged. Janie said that she had received complaints about noise from late night parties. She asked homeowners to address rumors that some homeowners wanted to replace her with an outside management company. Homeowners said that those rumors were unfounded. There was discussion that the cost of outside management would be high and in the past there had been a non-resident managing agent that could only be seen by appointment.

President Freddie Dawson opened the discussion of old business before the Board. James Godfrey explained the course of events regarding the attempt by Goose Creek Resort (the campground next door to Goose Creek Landing) to build a boat storage building (a dry-stack boat facility) on the waterfront portion of their property. James, along with other GCL homeowners and representatives of other housing developments in the area, fought the proposal before the Carteret County Zoning Board. The Zoning Board denied the Goose Creek Resort request and changed the wording of the ordinance governing this type of facility to read that a boat storage yard was acceptable but not a boat storage building.

In new business discussion, Freddie Dawson reported that expected expenditures in the near future would include dredging the boat basin and the area alongside the pier. This cost is usually divided with Goose Creek Resort and GCL's share could be as much as \$20,000.00. Freddie also said that the roads seemed to be in good condition and resurfacing would probably not be needed for three years. A homeowner asked about using a sealer to prolong the life of the asphalt paving. In the past, Cunningham Paving, a contractor who has worked on the streets in GCL had stated that a sealer would not prevent problems with the pavement in GCL. The sealer helps protect the top surface but does not protect the pavement from ground water. George Kivett informed the homeowners that he was updating the Rules and Regulations document for GCL and that the Joint Tenancy Agreement and the By-Laws of Goose Creek Landing were available in a .pdf file. Anyone wanting a copy of any of these documents could send a request to [goosecreeklanding@gmail.com](mailto:goosecreeklanding@gmail.com).

Terry Andrews, speaking as a representative of the four waterfront homeowners, explained that they wanted to construct a seawall along the property waterfront in front of their homes. This project had been denied by the Board of Directors in the past because there was no apparent erosion in that area and the cost to the Homeowners was difficult to justify. After lengthy discussion of this project Terry Andrews made a motion that the four waterfront homeowners be allowed to build a seawall, at their expense, that would protect the waterfront in front of their four lots. The seawall to be constructed will be visually compatible with the existing seawall and be built to meet or exceed the design strengths of the existing seawall. Those four homeowners would also pay any amount in excess of \$6900.00 to extend the seawall to protect the common area of GCL. The net effect of this will be to extend the existing seawall to the end of the GCL property with the four waterfront property owners paying all expenses except for \$6900.00 which will be paid by the Goose Creek Landing Homeowners Association. This motion was seconded by Earl Minton. A written ballot vote was taken and the motion passed. President Freddie Dawson said that there should be a Performance Bond in place before construction and Terry Andrews agreed to provide that insurance to protect GCLHOA from liability and increased expense.

Burton Gay told the homeowners that he had an unfinished shelter and he would like to be allowed to complete it. Burton had constructed the shelter without the approval of the Board of Directors. The shelter did not meet the requirements for outbuildings in GCL. Homeowner Jimmy Broughton made a motion to the homeowners that Burton Gay be allowed to finish his shelter irregardless of building restrictions. That motion was seconded by Earl Minton. The motion passed on a show of hands vote.

A homeowner stated that he thought there should be a limit on the number of terms that anyone could serve

on the Board of Directors. Ken Banks agreed to send a mailed ballot to all homeowners so that all homeowners would have a chance to vote on this.

Election for the four vacant seats on the Board of Directors was held. The following candidates were elected to serve the next two years: James Taylor, Mary Bryan Carlisle, Earl Bunting, and Lynn Ketner.

The meeting was adjourned at 12:20pm.

### **Board of Directors Meeting**

**June 6, 2009 Picnic Shelter**

As required, the newly elected Board of Directors met immediately following the Homeowners meeting to elect officers for the coming year. The meeting was called to order by Ted Thompson, the VP for the preceding year, at 2:05pm. The first business was to agree that the President would not vote on issues before the Board of Directors except to break a tie vote of the other Board Members. This is not required but is a long standing policy of the Board of Directors. The elected officers are: President, Earl Bunting; Vice President, Ted Thompson; Secretary, George Kivett; Treasurer, Lynn Ketner.

The meeting was adjourned at 2:15pm.

### **Board of Directors Meeting**

**July 5, 2009**

Board members present were George Kivett, Lynn Ketner, Earl Bunting, James Taylor, John Tew, and Mary Bryan Carlisle. Ted Thompson was absent.

The first topic of discussion was the detonation of fireworks in the area of the boat ramps. A large explosion was heard just before midnight on July 4. Witnesses said it was much larger than a normal firecracker explosion. Law enforcement was called and several deputies responded. It was determined that a guest of Dale Register had brought the fireworks into GCL but it could not be determined who actually lit the fuse on the fireworks.

It was reported that the security guard had asked to use a gate card in order to let a non-resident into the park. He had been instructed not to do this. Janie Bushkar was asked to speak with the guard about this.

A homeowner had reported a malfunction of the entrance gate. They said that the gate came down before they had a chance to drive through. They put their gate card in front of the card reader again and the gate worked properly the second time. DEPS, the security gate contractor, was asked to check the system to try and determine if the malfunction can be prevented from happening again.

The Managing Agent reported that the seawall in the boat basin was continuing to wash-out and it was becoming difficult to keep filling the holes in the ground that resulted from the wash-out. She said it was becoming a hazard for people walking along the seawall in that area. She was asked by the Board to contact a seawall contractor and ask for suggestions for a short term repair. It was agreed by the Board that permanent repairs may be less expensive if they could be done at the same time as the waterfront seawall construction. It was also noted that the boat basin and the channel along the pier will need dredging in the near future. A motion was made by John Tew and seconded by George Kivett, to have Janie contact Brooks dredging and get a cost estimate and tentatively schedule the dredging for next winter. The motion passed unanimously. It was noted that Goose Creek Resort usually paid half the expense for the dredging.

Earl Bunting discussed the plans he had received from homeowners wanting to construct additions to their homes or do remodeling on their homes. He reported that all submitted plans had been approved except one. Janie, the managing agent, was asked to speak with the building inspector's office and re-affirm that GCL homeowners must have a letter of acceptance, from GCL, for their plans before the county can issue them a building permit. In some cases, the GCL rules are more restrictive than the county guidelines. Lynn Ketner made a motion, seconded by John Tew, to discontinue discussion of the requirements for building permits until the Board members have had an opportunity to review the county requirements. The motion passed unanimously.

The steps leading from the seawall to the water were reported to be in need of repair. Janie was asked to have them repaired.

The Board discussed a letter from attorney Neil Whitford. In the letter, Mr. Whitford made recommendations for improving the Rules and Regulations of GCL. The changes he recommended would aid in the legal enforcement of the Rules and Regulations. Earl Bunting was asked to meet with Mr. Whitford and ask his assistance in wording any changes that need to be made.

At the Annual Homeowner's Meeting in June there was discussion of limiting the terms of Board members to two consecutive terms. If a Homeowner served two terms on the Board they would not be allowed to serve a third term. If, after not serving on the Board for a two year term, they wanted to run for election again, that would be allowed. A Homeowner can serve as many terms on the Board as they are elected to, but no more than two consecutive terms. At the Homeowner's Meeting, Ken Banks was asked to send a ballot to all Homeowners so all Homeowner's could vote on whether to make the two consecutive term limit a rule. Earl Bunting was asked to contact Ken Banks and get a status of his progress on mailing the ballots.

There was a short discussion on the amount of property taxes paid by GCL. The work of James Godfrey in getting the property value was noted with appreciation. Godfrey's efforts resulted in a significant annual savings for GCL.

The Board discussed a bill from attorney Neil Whitford for \$92.50. The bill was for speaking with homeowner Vicky Smith. Mrs. Smith called Mr. Whitford to discuss the qualifications of Homeowners who were running for election to the Board of Directors. The bill was paid by the managing agent. Since the phone call was initiated by a Homeowner and was not official business of GCL, the Managing Agent, or the Board of Directors, the Board of Directors instructed the Managing Agent to send a letter requesting that Mrs. Smith reimburse GCL for that expense.

Janie reported that she had bought ten new chairs for the swimming pool at a cost of \$46.00 each. One of the chairs had already been broken but had been replaced. She said that some Homeowners had requested she

purchase more chairs for the pool area. The Board instructed her not to buy additional chairs.

Board member Mary Bryan Carlisle reported several instances of theft of gasoline from Homeowners, including herself. She said she thought that golf carts coming from outside of GCL may be a contributing factor. She also noted that the entrance gate was being left in the up position during week days and this may also contribute to the problem of vandalism and theft. During discussion of this it was noted that, in the past, this had been put to a vote of the Homeowners and it had been decided to leave the gate open during weekdays until five o'clock in the afternoon. Ms. Carlisle made a motion that the closure of the gate during weekdays be put to a vote of the Homeowners. James Taylor seconded her motion. During discussion it was noted that if the Homeowners voted to close the gate during the day it would be each Homeowners responsibility to provide access to GCL for any repair workers, contractors, or deliveries. The best way for this to be done would be to include a ballot for the gate closure vote with the ballot that Ken Banks will be mailing for the term limit vote. The motion passed with a unanimous vote. Ms. Carlisle was asked to provide the ballot to Ken Banks.

The Managing Agent informed the Board that she was unable to locate replacement locks for the mail boxes. The vendors she had purchased the locks from in the past did not have them. Earl Bunting and John Tew volunteered to help locate the correct locks.

The meeting adjourned at 5:50 pm

## Goose Creek Landing

### Board of Directors Meeting

**October 11, 2009 in the meeting room of Goose Creek Resort campground** Board members present were Ted Thompson, Lynn Ketner, Earl Bunting, James Taylor, John Tew, and Mary Bryan Carlyle. George Kivett was absent due to a death in the family.

#### The first topic of **Board of Directors Meeting**

discussion was welcome everyone – open meeting and explained the use of the campground room due to no fee. Minutes of last meeting approved, motioned by James Taylor and second by John Tew. Discussed that Carolyn will be working on an e-mail list and had a viewing of the new website.

#### **Old Business:**

The shut off and drain at the fish cleaning station – 100 dollar warning ticket given last year will be applied to the cost of preparing the drain for use in the winter. Janie explained they had spoken with Buck and one other plumber and no other plumber can guarantee it will not freeze. John Tew is concerned about it being left on. James Taylor explained that Jim Godfrey's friend is an engineer and he feels we can set up a system with an automatic timer. It was decided that this would be looked in to with the cost in mind.

Members having more than 6 gate cards – motion by John Tew to leave the total at 6 and second by Lynn Ketner.

It was announced that the ballots for 2 issues; one being the board term and the gate closed during the week, ballots will go out with the December assessment for dues. Mary Bryan Carlyle reminded residents of the amount of gas that has been ciphered from boats this summer and her feeling is that the gate is left up at the most vulnerable times for people to ride in and see what is going on. James Taylor has assured codes could be set up for delivery personnel like UPS and FED EX but all other deliveries will be the resident's responsibility. Some permanent residents have agreed to help with this matter.

Discussion about entry at the gate: Camera ability to see the offenders and the gate being broken. Discussion led to adding an additional camera for license plates. James Taylor will look into the cost.

Boat ramp updates: Boat ramp is complete; dredging will start October 12 and be completed October 15. Permit was approved early, campground will get the dirt and the landing will look as it did before dredging. Approval is to dredge in front of both docks. The new design of the boat basin and ramp helps the sand flush with the sand and tides. The new pilings are from 12 to 22 feet from the dock back to the ramp. Over the years the cement pilings had opened up and allowed wash out. Attending resident requested we look at the washout on the front wall. We will look and inquire if feasible to repair when the new wall is added.

Walkway at the ramp: Sod was added, landscaped with trees and irrigation system. This was done by residents' hard worked and donations.

Donated money: Extra palm trees approximately \$300. Other monies went for other things at the water front. There will be no more soliciting for improvements, but it is OK to put a notice for donations on the bulletin board and website.

Attention Residents: If you do not have a land line, please let Janie know. We need to remove unnecessary numbers at the gate box.

Attending resident requested attorney fees and expenses for the Johnston County court case on the warning ticket for running stop sign. This information was not available. He was informed this would be provided later.

### **New Business:**

Discussion of dedicating donated trees to family members and/or neighbors that have passed on.

Board has no problem with this but the responsibility of recognition is left with the resident that purchased the tree.

New website is under construction: Domain was purchased by Earl Bunting - \$48 per year. 300 gigs of storage. The site is [www.goosecreeklanding.com](http://www.goosecreeklanding.com). The price of maintenance and the webmaster will total \$300 per year. It was asked the GCLHOA would accept financial responsibility for the website. John Tew made the motion and second by Ted Thompson. The Board approved. The Board extended a sincere appreciation to Lou for his work on the previous website. Any pictures or information for the website is to be e-mailed to Earl Bunting.

The meeting was then turned over to Janie for business.

Payment on assessment for boat ramp: Only 14 residents have not paid any part. Discussions regarding establishing a committee to welcome new residents. Tabled for more information.

Issue of children driving golf carts while sitting in laps of drivers: Not a problem as long as the golf cart is being driven in a controlled manner. Discussion was brought up again regarding the stop sign violation. Earl discussed the issues that forced the outcome of the case. This deals with the joint tendency agreement and dated amendments to our policies.

Fishing Tournament: Greg Hogan made a motion for GCLHOA take over the tournament. James Taylor second, board approved. There will be different divisions/categories to allow for more entries and enthusiasm. A tournament committee will be chosen: at least 2 board members on the committee but GCLHOA will have final authority on decisions made by the tournament committee. It is hoped that we can build a better relationship with the campground in an effort to make the tournament successful.

Bonnie asked if the area behind pool could be cleaned up. All agreed and this will be looked into.

Janie informed the general statues of waste pickup has changed regarding plastic bottles. Waste Industries is separating recyclables forcing a rise in cost. Reminded residents that waste and water is our biggest expense. Encouraged residents not to abuse either. Water price is increasing due to a change in wells. The water now will go through treatment plant.

Pool closed a few days early this year due to maintenance on drains to meet state regulations.

Motion made to close meeting, second. Meeting adjourned,

Submitted by: Earl Bunting