

## **GCL Annual Home Owners Meeting – 8 June 2019**

### **Meeting Agenda**

1. Meeting called to order at 9:00am – at White Oak Elementary School
2. All Board Members present – Don Mitchell, Ken Heath, James Godfrey, Mary Ann Everett, Lewis Clark, Don Gray, Hugh Kennedy
3. New home owners in attendance were recognized and welcomed to our community.
4. A special guest speaker-Lisa Smith- from West Carteret Water Corporation (office 252-393-1515) was given the floor to discuss water consumption in GCL. A handout was provided to all in attendance showing water usage in GCL – year to date. GCL is experiencing an extremely high water usage. The handout indicates – *“the graph for May/June only represents 13 days worth of usage. There are still 18 days remaining in this billing cycle. The average usage for those 13 days is 80,538 gallons. If usage continues at this rate, the estimated usage for the next billing cycle is 2,496,678 gallons and will cost \$16,164.57.”* It is apparent there is a major leak/leaks in our community and /or excessive lawn watering. All homeowners are asked to be vigilant on water usage and ensure the main water line to their residence is turned off when not home.
5. Ken Banks presented the budget and financial report. Handouts of budget were provided for attendees.
6. GCL Property Manager – Phyllis Pennington – reviewed rules and regulation.

### **Old Business**

1. HOA Board president Don Mitchell gave a breakdown of the assessment money expenditures. Boat Ramp upgrade-@ \$82K, Dredging-@\$26K. Remaining monies to be used for repairs to fish cleaning station, shelter roof, concrete curbing, boat ramp fence. Any remaining funds (projected to be @\$15K) will be put into the general fund.
2. Lawyer fees for lawsuit against two home owners for violating the GCL Joint Tenancy Agreement and By-Laws is currently at @9K.
3. All homeowners were reminded that it is the responsibility of the homeowner to follow the GCL Joint Tenancy Agreement and By-Laws.

### **New Business**

1. The election for 4 open seats on the board has been rescheduled for 29 June 2019 and will be held at the White Oak Elementary School. The election is rescheduled to allow 2 candidates sufficient time to have their names on their Deed. GCL JTA and By-Laws delineate that only homeowners are allowed to be Board members.

2. After the aforementioned election, the Board will meet to propose an amendment to the GCL By-Laws to allow people that are buying their homes without Deeds (ie. Home loans via prior home owner financing) to serve on the GCL HOA Board of Directors and to vote without having to obtain a Proxy from their lien holder. define home ownership - given that several homes are financed by the prior owners and current residents do not hold a Deed in their names. Once the proposed amendment is approved by the Board a special mailing will be sent to all residents in GCL to vote on the amendment. By our rules – at least 126 residents must vote for the amendment.

3. There are several homes in our community that require maintenance. Letters will be sent to these individuals to take appropriate action to repair their home and clean up their property.

Meeting Adjourned at 11:20AM.