

CAROLINA TRACE ASSOCIATION

Board of Directors' Meeting

Tuesday, September 1st, 2020 7:00 pm

Agenda

1) Call to order
Smoak David

2) Quorum
Call
Smoak David

3) Approval of August 2020 minutes. **Approved.**

4) Groups

1. i) CTCC Gaith Alkadi

No representative.

1. ii) Utilities Vince Roy

Discussions continued regarding Carolina Water Service. It was determined Vince is definitely the best advocate for CTA in dealing with CWS due to his vast experience. However, there is also a need for more representatives to volunteer to look into the rate increases, possibly deal with the seven person NC Utilities Commission, and organize groups of 20-50 residents to attend future meetings (per David). Additional information was given as reason for more rate increases, including the waste treatment plant that was damaged in the hurricane two years ago, costing \$800,000-1,000,000 to repair. It was also mentioned that Carolina Trace is not isolated but instead part of a Uniform Rate Program with twelve other communities. Returned to the legal representation proposal and per Mike McDonald, the previous lawyer was not contacted (as was discussed at last month's meeting).*

iii) Fire Dept , Chief
Myers

No representative.

5) President
Remarks David Smoak

6) Financial
Report
Roberto

Oscar

1. a) Audit CTA is in “good shape” per auditor. Everything looks consistent from 2018-present. The revenue from e-stickers is good as well. Looked into possibly hiring an outside person for financial reporting, but the cost was too high. Census information was received for all POAs but three: Eagles Nest, Lakewood and Stonegate.

7) Committee Reports

1. a) Security & Safety Cal Saltzman

The Safety Committee took a vote and elected to issue gate passes ahead of time directly to residents for their guests to further reduce traffic and backups at the gatehouse. This was also approved by the CTA board.

There was a recent golf tournament with over 1,600 attendees, which was brought up to show the strain it puts on the two guards working during any of these large events/weddings. From now on, any event where ten or more vehicles need to be admitted, an additional guard will be hired at \$16/hour for a minimum of four hours.

It was mentioned that the guards are not required to wear masks.

In regards to how the North Gate has reduced traffic at the Front Gate, the guards have testified that there has not been much of a decrease. No official study has been done and the IT representative says it is beyond his duties to check statistics. Also, the database cannot handle a shutdown to obtain information.

1. b) Traceway Roads & Maintenance Mike Dussault
 - **Mark Mitchell will be giving a bid for future Traceway repairs. Other pending items are power washing and painting the gatehouse, clearing overgrowth on 87 (kudzu), and planning the layout for the South Exit.**

8) Old Business

The motion for proposed speed bumps for the four way stop heading to the North Gate did not pass. Three POAs voted “Yes,” three abstained and the rest voted “No.”

1. a) Trace Lake and Dam Committee

For all future Agendas and Minutes, this heading will be moved under Item 7) Committee Reports.

Tentative plan for Dam access is being completed. Mike mentioned there is also an access issue to the south part of the dam and that the state performs inspections every two years.

Ernie is in contact with the club regarding the recent dam inspection report. The clearing of roots and heavy brush causes holes in the dam when their roots die, possibly resulting in a collapse in the future. Gaith is urging his bosses to invest in clearing and repairs. CTA approved with unanimous consent for two surveys at a cost of \$800 for future easements.

1. b) 2021 Budget

- **Vote at October meeting. No comments or changes from Directors.**

1. c) 2020 Census

- **Covered previously in Financial Report.**

9) New Business

It was mentioned to possibly move to in person CTA Board of Directors' Meetings going forward, especially with the budget vote coming next month. TBD

10) Next meeting:
October 6 at 7 pm

Tuesday,

11) Adjournment

***Information Regarding CWSNC Rate Issues**

Possible Utility Rate Consultant

An online search for Utility Rate Consultants in central North Carolina resulted in only one name Nova Energy Consultants located in Cary, NC. The company founder is Kevin W. O'Donnell.

The

list of clients that engaged Mr. O'Donnell's services seems to indicate that he represents customers rather than companies/corporations. In fact, the Public Staff of NCUC appears as the client in 10 regulatory cases on the list between 1985 and 1995.

Contact information for Nova Energy Consultants

Address: 1350 NW Maynard Road, Cary, NC 27513

(address is also listed as 1350-101 SE Maynard Road, Cary, NC 27511)

Phone: 919-461-0270

Email: kodonnell@novaconsultants.com

About CWSNC (information gathered and quoted from online sources)

CWSNC is headquartered in Charlotte, NC. The company currently serves approximately 34,915 water customers and 21,403 sewer customers in North Carolina and operates approximately 93 water systems and 38 sewer systems in the State.

The Company's service territory spans 38 counties in North Carolina from Corolla in Currituck County to Bear Paw in Cherokee County.

In 2020, CWSNC applied for an adjustment in water and sewer rates and charges for all of its service areas in North Carolina.

About Corix Group of Companies (information gathered and quoted from online sources)

At the March 2020 CTA meeting Vince Roy informed the CTA Executive Board and CTA Directors

that CWSNC had been purchased by Corix and is now among The Corix Group of Companies. Corix Group of Companies is a utilities company with its Corporate Head Office in Vancouver, BC, Canada. It is a privately held corporation principally owned by the British Columbia Investment Management Corporation (bcIMC). The company serves small to medium-sized communities across North America.

There is also a corporate office in Chicago, IL, for Corix Group of Companies US which serves primarily residential customer across 17 states, and is one of the largest privately owned water and wastewater utilities in the United States.

Research Resource

UNC School of Government has a website for their Environmental Finance Center:

<https://efc.sog.unc.edu/project/north-carolina-water-and-wastewater-rates-and-ratestructures> which will allow someone to document and calculate rates throughout the state.

Most of them are municipal rates, but CWS is listed there as well, and is not always the highest rate. It can help identify regional averages vs our unified rate plan.

CWSNC grouped communities

In order to simplify the process of applying for rate changes, CWSNC grouped various communities together. The group that includes Carolina Trace also includes communities along the coast, central Piedmont, and the mountains. The rationale for the grouping is not explained and the communities within the grouping has changed as is indicated in the list below.

Contact information is scarce or possibly non-existent for some of the communities. Vince Roy has agreed to assist in trying to find contact information that is missing from the list of communities currently in the grouping with Carolina Trace.

Communities with Carolina Trace

In the Uniform Rate Consortium of 13 Communities

1-Carolina Forest Association, Inc. (A gated residential community in the Uwharries on the shores of Lake Tillery)

Community Association Manager: Lyle Walter

Phone: 704-535-1122 x271

Gate House address: 2205 River Road, Troy, NC 27371

Phone: 910-572-3892

Email: CFAGatehouse@gmail.com

2-High Vista Community HOA (A gated community in Mills River, NC. Formal name High Vista

Estates Subdivision)

IPM, the property management company for High Vista

Phone: 866-978-3839

General Correspondence: IPM, P.O. Box 580, Arden, NC 28704

Physical and Shipping Address: IPM, 2602 Hendersonville Rd., Arden, NC 28704

3-Whispering Pines (Village near Pinehurst, NC)

Village Administration

Village Manager: Rich Lambdin

Phone: 910-949-3141 x 11

4/5-White Oak/Lee Forest (Appears to be in Johnston County near Town of Smithfield)

NO CONTACT INFORMATION FOUND

6/7-Winston Plantation/Winston Pointe

NO CONTACT INFORMATION FOR WINSTON PLANTATION (appears to be located in/near

Clayton, NC)

WINSTON POINTE Homeowners Association, Inc. (is located in/near Clayton, NC, and appears to

be professionally managed by Elite Management Professionals, Inc. which may also manage Winston Plantation)

Phone: 919-233-7660 or 919-233-7661

Address: 4112 Blue Ridge Road, Suite 100, Raleigh, NC 27612

8/9-Woodrun/Yorktown (Woodrun is a gated HOA located on Lake Tillery. It is surrounded by the Uwharrie National Forest and is near Morrow Mountain State Park.

Woodrun Association, Inc.

Phone: 910-439-5214

Address: 5024 Woodrun on Tillery, Mt. Gilead, NC, 27306

Email: woodrun@embarqmail.com

NO CONTACT INFORMATION FOR YORKTOWN

Sapphire Valley (in Sapphire Valley, NC, was on old list but is not on new list of consortium communities)

Connestee Falls (in Brevard, NC, was on old list but is not on new list of consortium communities)

10-Riverbend Estates---is that the same as Riverbend? -- (in Vista, NC, on Lake Lure is new to the

list of consortium communities)

Riverbend at Lake Lure POA

Phone: 828-625-1289 or 828-779-1289

Address: 110 Bills Creek Road, Lake Lure, NC 28746

Email: riverbend4u@aol.com

11-River Pointe POA (in Boone, NC)

Address: 756 West King Street, Boone, NC 28607

Phone: NONE FOUND

Treasure Cove (Near Wilmington, NC(?)) was on old list but is not on new list of consortium communities)

Clearwater System (have no idea what this is, was on old list but is not on new list of consortium communities)

Forest Hill (near Cullowhee, NC, in Jackson County was on old list but is not on new list of consortium

communities)

Fairfield Mountain (near Lake Lure was on old list but is not on new list of consortium communities)

12-Zemosa Acres (in Concord, NC, is new to the list of consortium communities)

Address: Zemosa Acres HOA, P.O. Box 5304 Concord, NC 28027

President: Joseph D. Antinucci, Jr.

Phone: 704-517-6529

Email: jdantinucci@outlook.com

