

Goose Creek HOA Board Meeting Minutes

Date: April 30, 2026

Time: 6:04 p.m.

Location: Pedrick Public Library

Call to Order

The Goose Creek HOA Board meeting was called to order at 6:04 p.m.

Approval of Prior Meeting Minutes

October 2025 Minutes

Jacek Stramski moved to approve the October 2025 meeting minutes. Ginger Harris seconded the motion. The motion was approved by the Board.

February 4, 2026 Minutes

Jacek Stramski moved to approve the February 4, 2026 meeting minutes with a correction to the spelling of his first name. Ginger Harris seconded the motion. The motion was approved by the Board.

Budget and Financial Discussion

Ginger Harris provided an overview of the current budget. The Board discussed the Delinquency Report and the need to work out the kinks of the current online payment option that allows members to pay by credit card.

Jim Taylor suggested Zeffy as a possible online payment system that allows members to pay with little or no cost for a processing fee. It was noted that 19 units are currently outstanding.

The following budget items were discussed:

The Association paid taxes on interest income this year for the first time, which was noted as a positive reflection of interest earned.

Insurance had been budgeted slightly higher than actual costs. The next payment for the theft insurance policy is expected in November. Mary Holmes stated that the board budgeted far less than the insurance amount from last year. Janice stated that she expects the amount to go down from last year's amount. Mary Holmes asked that the Board consider purchasing a fidelity bond instead as a possible cost saving measure.

Line Item 410, Management Contract, appears higher than normal. Ginger suggested was that some expenses may have been inaccurately included in this line item. She mentioned it was possibly the two mailings that should have been charged to Line item 425 Member Mailings. Danny agreed to clarify and rectify.

Tree maintenance and removal is currently \$1,000 over budget. The Board discussed the need to move funds from another budget category to cover this expense.

Mary Holmes requested that the Truist 12 Month CD be identified as the HOA Reserve fund. Ginger Harris made a motion for management to make a journal entry to bifurcate and identify the equity portion as the HOA Reserve. Janice seconded the motion. The motion was approved by the Board.

Greenway Access Letters

Janice handed out letters addressed to three Goose Creek property owners from Jerry B. Honey II, Esq. regarding three properties that have historically been linked to neighborhood member access to the greenway by way of an easement.

Board members were asked to review the letters and provide responses within the next few days so these drafts can be finalized and mailed.

Alleyway Patching

The Board discussed alleyway patching, primarily for Plow Trail. Only one quote had been obtained from a vendor able to perform the work. Apache Asphalt, Inc., which specializes in this type of patch work, provided a quote of \$1,100 for the Carol Ann/Plow area.

The Board discussed the need to complete the work as soon as possible. Ginger Harris recommended that the funds be taken from Line Item 614, Miscellaneous Grounds Repair.

Jim Taylor recommended that the vendor provide a guarantee for the patch work. Danny stated that he would ensure a one year guarantee.

Communication to Members

The Board discussed improving communication with members regarding board meetings and agendas. Janice and Danny stated that the Board can establish a rule that communications will be provided by email and website rather than U.S. Mail. The process discussed was to notify homeowners that this communication rule will be voted on at the next meeting, and then hold the vote at the next meeting.

Trail Sign with Post

Ginger Harris made a motion to purchase two trail signs with posts, one for the Fields and one for Meadow, at a cost of \$670 each, to be installed. The motion also included the purchase of two pop up signs for noticing HOA meetings.

Jacek Stramski seconded the motion. The motion was approved by the Board.

Neighborhood Social

The Board discussed interest in hosting a neighborhood social in honor of the 250th birthday of the United States.

A tentative date of June 27, 2026, at 5:00 p.m. was discussed. Janice will take the lead on planning the event. Ginger Harris and Penny agreed to help secure additional planning members and assist with distributing flyers.

Adjournment

The meeting was adjourned at 7:32 p.m.