

TRAILS WEST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

June 15, 2020

7:00 PM – Trails West Clubhouse

190 Shady Branch Trail Deland, Florida 32724

Establish Quorum & Call to Order – W. Thomas Rose, President; Lamar Peterson, Vice President; Judith Bruce, Secretary; Gary Aalbregste, Treasurer; Maxine House, Assistant Secretary and directors William Clark, Calvin Schantz, Margaret Oden & Danny Hardy were all present. Those present constituted a quorum. Christopher Ersson, Licensed Community Association Manager of the Volusia County Division of Sentry Management, Inc. was present. Tom called the meeting to order at 7:00pm sharply and roll call was conducted by the Secretary of the Board.

President's Opening Comments:

- Recommended GoToMeeting training within the next two weeks to prepare for COVID-19's second round coming.
- Speed bumps are in and will be installed just as soon as the maintenance crew is free to install them.
- A full reserve study is over due and need to be done prior to this budget meeting this year.

Approval of Previous Meeting Minutes:

- Lamar Peterson made a **motion** to approved the minutes from the January 20, 2020 board meeting. **Seconded** by Gary Aalbregate. All were in favor – **motion carries**.
- Lamar Peterson made a **motion** to approved the minutes from the February 17, 2020 organizational meeting. **Seconded** by Maxine House. All were in favor – **motion carries**.

Treasurer's Report:

- Gary Aalbregate, Treasurer made a **motion** to approved the financial reports provided in this meetings packet from March through May 2020. **Seconded** by Lamar Peterson. All were in favor – **motion carries**.

Manager's Report:

- Judith Bruce made a **motion** to approved the managers reports included in the board packet for the months of March through May. **Seconded** by Calvin Schantz. All were in favor – **motion carries**.

Continuing Business:

- Pool fence around pool completed.
- Shuffle board courts completed and new equipment ordered. *A lockable storage unit will be built to stow the equipment nearby.*
- Council working on the 11 properties that are in arrears. It looks like maybe 8 will be foreclosed on – more to come.
- Status of on-going project read verbal to all by the community manager.

New Business:

- None

Committee Reports:

ARC: 20 requests have been submitted so far this year. Friendly reminder that anything being changed on the exterior of the residence requires a ARC Form be completed and submitted for approval.

Security: Some repairs made and a new camera was installed to focus on the new playground.

Clubhouse: Months of April & May were restricted for COVID-19 and June we have a few days booked already.

Social: All social events/clubs are on hold for using the clubhouse right now. However, some clubs are meeting outside.

Grounds: Many projects are underway. We are finally updating the property with projects that should have been done by prior management.

Pool: First Aid Kit and AED to be ordered for the pool and club house area.

Governing Documents: Rule & Regulation are being worked on in committee now and we are targeting the July meeting to get them revised. In August we will start work on the By-laws, Covenants and Articles. The revisions to the ARC guidelines will come later in the year. In September we plan to have an open house event to celebrate the holiday and the status of the projects going on. In addition, we plan to set up a table and obtain a proxy signature from each owner to aid in the changing of the governing documents.

Website: 114 are not opted in to the website. Which means 32% of the association we do not have an e-mail and/or telephone number for. The committee chair is going to appoint block area captains to aid in obtaining the data we need to better communicate with the residence.

Newsletter: Looking for article writers as the next publication is nearing. In August the next newsletter is planned to go out. Jan Giroux is the point of contact for the newsletter and she can be reached on 386-804-3911.

For the Good of the Order: (owners allotted 3 minutes to address the board of directors if signed up on sign in roster)

Next Meeting Date:

• ~~July 20, 2020 at 7:00 PM~~ Canceled and later changed to September 21, 2020 at 7:00 PM due to COVID-19

Adjournment:

▪ **Motion by** *Judith Bruce to adjourn the meeting at 8:41 PM. Maxine House **seconded** the motion, and the meeting was adjourned unanimously.*

Prepared by Christopher Ersson, LCAM