

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
9/20/2021 7:00PM
Trails West Clubhouse
190 Shady Branch Trl. DeLand, FL 32724

MEETING MINUTES

Attendees: Tom Rose, President
Lamar Peterson, Vice President
Judith Bruce, Secretary
Maxine House, Director
Ernest Peterson, Director
Cal Shantz, Director (present by phone)

Tom Rose called the meeting to order at 7:02

Treasurer's Report: Judith motioned, Cal seconded, to approve the August Financial report.

Approval of the Meeting Minutes: Maxine motioned, Ernest seconded, to approve the minutes of the 7/26/2021 meeting as written. Motion passed unanimously

Committee Reports/Architectural Review:

Architectural Review- Reported that all outstanding applications have been approved.

Security- Randy Gibson provided an update on the cameras and Security Systems.

Clubhouse- A discussion was held about reservations for the clubhouse.

Unfinished Business

- **Common Area Maintenance Responsibilities-** The Association received an opinion from the attorney stating that Trails West is responsible for all common areas.
- **Planting of Trees on Old Tree Line Trl-** Tom Rose received proposal for replacing several trees that had to be removed. Maxine motioned, Lamar seconded to table this item until next year and add it to the 2022 budget. The motion passed unanimously.
- **Grading of Access Road to Pool-** Tom has been trying to get proposals for grading the Access Road. He has not been having any luck in getting companies interested. This will be tabled until quotes can be obtained.
- **Clubhouse Generator-** Ernest motioned, Lamar seconded, to table to generator conversation and considering it for 2022. The motion passed unanimously.

New Business

- **2022 Budget Discussion-** 2022 Budget was discussed.
- **Annual Meeting/ Budget Meeting Date-** The Annual Meeting and Budget meeting will be held on 11/15/2021. Required notices will be sent.

Adjournment: Tom motioned; Lamar seconded, to adjourn the meeting at 8:03PM. Motion passed unanimously.