

**Trails West Homeowners Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**1/18/2022 7:00PM**  
**Trails West Clubhouse**  
**190 Shady Branch Trl. DeLand, FL 32724**

**MEETING MINUTES**

**Attendees:** Geoff Birnie, President  
Lamar Peterson, Vice President  
Maxine House, Secretary- Present via telephone  
Meryl Sue Baker, Treasurer  
Margaret Oden, Director  
Bruce Erikson, Director  
Ernest Peterson, Director – Not present  
David Solar, Director  
Matt Wimer, Director  
Tiffany Smith, LCAM  
Melissa Cooper, Community Representative

Geoff Birnie called the meeting to order at 7:00pm

**President's Report:**

- Geoff advised Jan from the Beacon was in attendance
- Please sign and return your Board Certifications to Tiffany.
- Reminded owner to keep all comments and questions for the owners forum portion of the meeting.

**Treasurer's Report:** Meryl Sue Baker reported on the November Financials

**Approval of the Meeting Minutes:** Bruce motioned, Margie seconded, to approve the minutes of the 12/13/2021 meeting as written. Motion passed unanimously

**Committee Reports/Architectural Review:**

**Architectural Review-** Lamar reported on the ARC approval

**Grounds-** Lamar and Bruce reported on grounds and review of roads with paving company

**Security-**

- Tom Rose will continue serving in his current capacity, and Geoff will serve as the Board representative for Security.

**Social & Events-** Sandy reported on Social & Events – Trail Blazers – Lunch 2<sup>nd</sup> Thursday of the month, 19<sup>th</sup> March – Annual Community Yard Sale

## Clubhouse-

- Geoff reported on the Clubhouse process, Danielle Enneking will serve as the TWHOA Lead for the rental process.

**Management Report:** Tiffany Smith reported on December's Managers Report

## Unfinished Business:

- **Clubhouse Rental Process** – Geoff will review with Danielle
- **Jeffrey Bermudez** – Geoff reported on Sun Biz status, pool certification, workers comp exempt filing with state; **Bruce motioned to accept proposal from a new pool vendor- Ocean Blue Pools; Meryl Sue Baker seconded, motion passed with 4 Board members approving and 3 opposing.**
- **Security Process** – Covered above.
- **HOA Website** – Tiffany takes direction to post/remove on the website. Meryl will update TWHOA website. Sentry will provide login credential for Meryl.
- **Sentry & Trails Board Communication** – Communication still to go through Geoff
- **TWLM Update** – Pending update from attorney
- **Schedule Drain Cleaning** – Geoff scheduling March/April
- **Speed Bumps and Reflectors** – Bruce will talk to paving company for Blue Reflectors for hydrant markers; board discussion regarding speed bumps. **Geoff motioned to keep current speed bumps, Dave seconded, Motion Passed with 4 Board Members approving and 3 opposing.**
- **2022 Budget Review** – Geoff motioned to table for future meeting, Margie seconded, motion passed unanimously
- **Reserve Study** – Geoff motioned to table for future meeting, Margie seconded, motion passed unanimously.
- **12/13 Owners Forum Follow up** – Drain Cleanings (Crooked Tree Trl), Fallen speed limit sign, remove overgrown landscaping in the front of the neighborhood, Christmas lights, posted meeting minutes.

## **New Business**

- **ARC Review and unapproved structures – Tabled for future meeting**
- **Roads-** Bruce will continue to research and work on this.

## **Owners Forum**

- **Request for 2021 Lowe's transaction report; Geoff will work on this and send it to the owner upon receipt.**
- **Request to have drains somehow marked complete after cleaning; Geoff will request this from the vendor and report back the resolution**
- **Complaint regarding McMasters blowing leaves out of the medians and then back in the medians; Geoff will ask the vendor about this and report back.**
- **Complaints regarding cars parked on the roads and what is being done to resolve this issue; Sentry can send letters to owners following reports of this infraction and cars can be towed during certain hours if necessary.**
- **Question regarding delinquent HOA Dues and if rentals could be playing a part in that; Geoff will report back with any pertinent data that can be obtained to help answer this question.**

## **Action Items:**

- Reach out to sub associations for contact information; and pass along information to Jan Giroux for publication in the Trails Newsletter.
- Can financials be reconciled sooner to ensure the previous months numbers during each Board meeting?
- Post approved minutes on TWHOA website and the clubhouse
- Can we invoice Pine Bluff sub association for the pressure washing of the shuffleboard courts?
- Move trimming palms from pump maintenance
- Remove Meryl's letter from website
- Get Meryl login for TWHOA Website
- Send notice to owner with unapproved structure
- Post yard signs announcing HOA meetings at the front and the back of the neighborhood.

**Adjournment:** Lamar Peterson motioned; David Solar seconded, to adjourn the meeting at 9:06 p.m. Motion passed unanimously.