

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
3/21/22 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
Meryl Baker, Treasurer
Margaret Oden, Director
Bruce Erikson, Director- Absent
Ernest Peterson, Director
David Solar, Director
Matt Wimer, Director
Tiffany Smith, LCAM
Melissa Cooper, Community Representative

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

Treasurer's Report: Meryl Baker reported on the February Financials

Approval of the Meeting Minutes: David motioned, Margaret seconded, to approve the minutes of the 2/22/22 meeting as written. Motion passed unanimously

Committee Reports/Architectural Review:

Architectural Review- Geoff reported on current Architectural requests

Grounds- Lamar reported on meeting with Aaron from McMasters, Geoff touched on items that are part of the McMasters contract

Security- Geoff reported on security. There have been no "security" issues.

Social & Events- Margaret reported on current social events / planning

Clubhouse- Geoff reported on the rental process for Clubhouse usage. Sharon Birnie will be leading the clubhouse rental process as the TWHOA representative moving forward.

Management Report: Tiffany Smith reported on February's Managers Report

Unfinished Business:

- **TWFOA Maintenance Contract** – Geoff reviewed the current maintenance task list; Ernest met with Jeff onsite to review tasks of what he does. Meryl expressed concern about the cost of the present vendor and his willingness/availability to complete all the tasks for which TWFOA needed a maintenance technician. She also suggested that the current vendor should be invited to participate in any RFP process the Board deems necessary and be considered based on the strength of his proposal/bid.
Lamar motioned, Meryl seconded to get bids for maintenance/janitorial service; 5 approve, Geoff, Margaret, Matt opposed. Meryl will take lead on getting bids.
- **TWLM Update** – Nothing to report. The lots will be sold off for taxes.
- **Reserve Study Update** – Scheduled for May Site visit, up to 5-weeks turn around to compile information.
- **Violation Policy- Geoff Motion to adopt violation policy as written, Lamar seconded, motion passed unanimously.**
- **Attorney Options-** Geoff requested board members to review options further to be discussed at a later meeting.
- **2/22 Owners Forum Follow up-**
Speed Bumps- Geoff shared the attorneys comments regarding speed bump installation and/or removal.
Annual Flowers- McMasters will wait until after the freeze threat each year to plant new flowers.
Irrigation Inspection- McMasters will inspect and replace all broken sprinklers
Common Area Trash Pick-up- McMasters cleans up common area trash prior to mowing in all areas they are responsible for.
Island Landscaping- McMasters will resolve the Longhorn Trail Island problem moving forward.

New Business

- **Officer & Director Insurance-** Geoff reported that this insurance is carried.

Owners Forum:

Requesting better notice of community yard sale. Signage for next year.

Working on option for fall yard sale

There is a Trailblazers luncheon at Moondancers on 4/14 at noon.

Action Items:

Find out where is the safe deposit box

Touch up wall in clubhouse by restrooms

Tree Quotes

Adjournment: Geoff motioned; Lamar seconded, to adjourn the meeting at 8:46 p.m. Motion passed unanimously.