

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
4/18/2022 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
Meryl Baker, Treasurer
Margaret Oden, Director
Bruce Erikson, Director
Ernest Peterson, Director
David Solar, Director – Absent
Matt Wimer, Director
Tiffany Smith, LCAM
Melissa Cooper, Community Representative

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

President's Report: Geoff thanked everyone for being there and reiterated the importance of respect throughout the meeting.

Treasurer's Report: Meryl Baker reported on the March Financials. Questions about our payments to Volusia Home Improvements and our pool budget surfaced, and Tiffany explained that it had to do with when invoices were submitted for payment by the vendor.

Approval of the Meeting Minutes: Geoff motioned, Lamar seconded, to approve the minutes of the 3/21/22 meeting as written. Motion passed unanimously

Committee Reports/Architectural Review:

Architectural Review- Geoff reported that there are no requests outstanding except for one resident whose shed had not been approved pending a county permit. Another resident in the audience stated she had been approved by the Trails ARC for a fence but was having difficulty obtaining a permit from the county due to placement in the HOA common area. Bruce offered suggestions on how to handle the situation with the county. Tiffany will resend the resident her ARC approval so that she can go back down to the County and provide further explanation.

Grounds- Bruce reported on the pond committee meeting. The current pond vendor will provide quotes on planting around our water retention areas to help the ecosystem. Lamar reported on receiving tree trimming quotes and answered a question from a resident about island maintenance and leaves.

Security- Geoff reported that there have been no security issues since the last board meeting. The internet connection needs to be restored to the back entrance cameras.

Social & Events- Margie reported on the Trailblazers luncheon and all of the things that they are working on... book club, crafts, bunco, water aerobics and the Memorial Day cookout.

Clubhouse- Geoff reported that there are no issues with clubhouse rentals. A resident extended their appreciation to the Board for how well a recent clubhouse rental request was handled.

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

Unfinished Business:

- **TWFOA Maintenance Contract** – Geoff reported that an official RFP is not required by state statute based on revenue. Provided we do not exceed 10% of our annual operating budget with Volusia Home Improvement, that will remain the case. Geoff relayed his support for the current maintenance vendor and arrangement, and Meryl expressed her concern over the maintenance tasks that are included under flat rate monthly price. Meryl also reiterated the importance of keeping our current vendor under the spending threshold that would trigger an RFP. Geoff asked the Board for any motions to proceed with an RFP anyway, otherwise the current arrangement would remain in place with Board oversight. There were no motions.
- **Drain Cleaning Update** – Geoff reported on the history of the drain cleaning project and all of the hiccups along the way. There was a significant budget overrun for the project as a result. Geoff spoke about the need for good data moving forward and passed along recommendations from the Director of Engineering for the county. Meryl expressed concern over cleaning concrete drains that don't go anywhere and have no outlet. Matt explained the storm drain system in the front is well constructed and has outlets leading to retention areas. The Board will ensure that any future decisions regarding drain cleanings are made based on good data. **Geoff motioned; Margaret seconded to have Cloud 9 Services perform the drain cleaning. Motion passed unanimously.**
- **Pressure Washing update** – Geoff reported that pressure washing began on 4/18. Bruce asked about any chemicals being used, and Tiffany explained that spray treatment over the pressure washed areas would take place to prevent rapid growth of mold.
- **Tree Quotes-** Lamar and Geoff reported on the quotes from Larry Blackwelder to complete tree trimming and removal throughout the neighborhood. **Geoff motioned; Maxine seconded to approve Larry Blackwelder's proposal for \$4,980.00. Motion passed unanimously.**
- **Reserve Study Update-** Geoff reported that the meeting with Reserve Advisors is scheduled for 4/25/22 at 10:00 AM. Bruce expressed concern over telling Reserve Advisors how much money TWFOA has in our reserve account.
- **Legal Counsel** – Meryl reported on researching other attorneys and suggested that we are just fine with our current arrangement. Meryl and Geoff reported that the Board could always seek local counsel on a case-by-case basis if the need arises in the future.
- **Safe Deposit Box** – Geoff reported that he has been unable to visit Wells Fargo to check on this. The Board will work to stop this rental before the next Board meeting.
- **3/21 Owners Forum Follow up** – the Fall Yard Sale is scheduled for 10/15/22 with a rain out date of 10/22/22. The Trailblazers will lead the effort to promote the event.

New Business

- **Community Signs** – Geoff will ask Volusia Home Improvement to quote the repair, re-stain, repaint, and/or replacement of community signs based on results of a community wide inspection of our signs. He will report back to the Board on this.
- **Broker For Sale Signs** – Meryl asked for Board feedback on how we should handle these signs moving forward as they technically violate TWHOA rules. The Board seemed content to let these signs continue to be used in the neighborhood in lieu of sending violation letters and/or providing signs that meet code.

Owners Forum:

A resident reported a leaking sprinkler in the common area off Silver Bow Trail. Geoff will ask McMasters to inspect and repair these sprinkles as necessary during their next service.

Action Items:

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