

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
7/18/2022 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 7:02pm

Treasurer's Report: Meryl reported on the financials and questioned the McMaster invoices. Tiffany provided the explanation. Geoff asked for clarification on the exact budget surplus number, and Tiffany will look into that for the Board.

Approval of the Meeting Minutes: Geoff motioned, Lamar seconded, to approve the minutes of the 6/20/22 meeting as written. Motion passed unanimously

Committee Reports/Architectural Review:

Architectural Review- Geoff reported there were no outstanding requests. Meryl questioned the number of people on the ARC Committee and stated that we need at least 3 people and that number could include owners. Owner in attendance volunteered to serve on the committee with Geoff and Lamar, and they will follow up with the owner.

Grounds- Lamar reported on the tree removal, irrigation inspection and other landscaping concerns that were being addressed and corrected by McMasters. He also reported that any new plantings in the islands would be delayed until later in the year when we could ensure the plants would survive. Geoff reported on the waterfall repair and algae removal. Bruce reported on his work trying to secure meetings with Lake Doctors and Solitude Lake Management to discuss the services they are currently providing and to what water retention areas they are providing this service. He will continue working with these companies and provide updates to the Board as they become available. A Lake Mamie subassociation Board member in attendance reported that they are paying for Lake Doctors to service the retention areas in their subassociation. A letter submitted by an owner to the Board about the fountain was read aloud, and there were comments from the Board and owners in attendance about the fountain. Geoff reminded everyone that the Board voted in June to repair the waterfall to get water moving in the retention pond and did not support replacing the fountain at this time. There

were no motions to move forward with replacing the fountain. Meryl stated that an owner had suggested that the Board look into having a dog park installed for the community on HOA common ground. Tiffany and Meryl reported on the liability issues surrounding such a decision. Geoff will look into the costs to move forward with a dog park and report back to the owner and the Board.

Security- Geoff reported that all security equipment was in working order and that there were no security issues other than false alarms since the last Board meeting.

Social & Events- Margie reported on all of the events currently taking place at the clubhouse. Jan reported that Sheriff Chitwood is going to speak at the clubhouse on 9/22/22 at 7:00 PM.

Clubhouse- Geoff reported the clubhouse rental process was running smoothly and that the owner in attendance who has the clubhouse rented on 7/23/22 would be contacted on 7/19/22.

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

Unfinished Business:

- **Safe Deposit Box** – Geoff reported on the status of gaining access to the safe deposit box and that he's now been informed it's not located at the downtown Wells Fargo branch. This remains a work in progress, and Geoff will provide updates to the Board as they become available.
- **Drainage Maps** – Geoff reported that the final draft of the drainage maps are complete and electronically filed with Sentry Management for future use by the Board. There were several requests for copies of these maps. Geoff will work with the owner who created the maps and Tiffany on the best way to accommodate these requests. Owners reported on drains that were not cleaned during the last drain cleaning project, and it was determined that none of those drains were causing water retention on roads or yards.
- **Clubhouse AC Repair** – Geoff motioned to ratify AC repair with Jacobs Heating and Air Conditioning in the amount of \$3,129.00; Maxine seconded; motion passed unanimously.
- **Reserve Study** –Meryl motioned to have a Board meeting with invites to all members to discuss the Reserve Study recommendations line item by line item. The motion passed 7-1, with Bruce opposing. Bruce stated that we don't need to increase HOA dues to fund future projects.
- **Island Landscaping and Irrigation** - This topic was covered during the Grounds committee reports. This is a work in progress with McMasters, and the Board may consider contracting with an irrigation company in the near future.

New Business

- **Lake Doctors and Solitude Management** – Covered in grounds committee report and remains work in progress
- **Lots 35-37** – Meryl stated that these lots are owned by a for-profit corporation, TWLM, owned by Tom Rose and Wayne Bruce. She stated that Sentry Management (on behalf of the TWHOA) paid \$1,152.63 for the property taxes on these lots in April of 2021, and Tiffany confirmed the payment but didn't have any additional information about who authorized it.

Meryl questioned the maintenance of these lots moving forward as well as how we go about getting reimbursed for the property tax expense. Lake Mamie sub-association President explained how TWLM came about initially, and Matt stated that its creation helped the HOA collect \$30,000. Geoff is going to work on connecting Kirk Bauer with the legal representation for the TWHOA so that we can resolve this issue.

Owners Forum: Owner asked if it made sense for Trails West to look at combining the management of the master association and all of the sub-associations. Lake Mamie sub-associations President indicated the biggest challenge to that would be amending the original documents. Owner suggested that we have a sign in sheet for meetings and email those attending for feedback. Owner suggested that we email the HOA meeting date announcements as well as the meeting agenda and that we have multiple copies of the agenda available at the meetings. Geoff confirmed that we are working on an e-blast process that will include meeting date announcements and agendas. Tiffany confirmed that meeting agendas are available online as well.

Adjournment: Geoff motioned; Maxine seconded, to adjourn the meeting at 9:05 p.m. Motion passed unanimously.