

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
8/15/2022 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
Margaret Oden, Director
Bruce Erikson, Director
Ernest Peterson, Director
David Solar, Director
Matt Wimer, Director
Tiffany Smith, LCAM

Geoff Birnie called the meeting to order at 7:07 pm

Treasurer's Report: Treasurer's Report - Tiffany reported on the current financials.

* Geoff reported that Meryl Baker had resigned her position with the Board and that she had been serving as Treasurer. **The Board voted unanimously to not fill the open Board position until the annual meeting in November. Matt Wimer will serve as Treasurer on an interim basis.**

Approval of the Meeting Minutes: Geoff motioned, Lamar seconded, to approve the minutes of the 7/18/22 meeting as written. Motion passed unanimously

Committee Reports

Architectural Review- ARC - Geoff reported there were no outstanding ARC requests. Owner mentioned one that she knew of that had not been approved, and it was determined that the approval had been emailed to the submitter earlier in the day. Geoff reported that the permitting issues with Volusia County regarding the fence at 125 Silver Bow Trail had not been resolved since the proposed fence location was on HOA common ground. **Maxine motioned for the HOA to apply for the fence permit and pay for the install, provided the owners paid the HOA upfront for the total fence and permitting costs and that they signed a contract agreeing to pay for any fence maintenance and/or replacement costs. The motion was seconded by Geoff and was unanimously approved.**

Grounds- Lamar reported on a couple of issues with McMasters not maintaining common areas adjacent to certain lawns in the neighborhood and reminded owners to let us know when this occurs so the problem can be addressed. Owner stated that there were issues with overgrown plants in the common area next to her home not being maintained which was causing mosquito infestation. It was determined that this common area was the responsibility of the Lake Mamie sub-association, and

they advised the owner how to go about getting the problem resolved. Bruce reported on the retention pond next to the clubhouse and our progress finding a new vendor to control algae and weed growth. **Bruce motioned to approve Edenfield Corporation to provide this service at a rate of \$100 per month. The motion was seconded by Lamar and was unanimously approved.** Geoff read aloud a letter that had been submitted by an owner regarding various concerns about the pool deck and pool closure signage after chemicals are dispensed. Several owners stated the signs were difficult to read and suggested that the HOA supply something clearer and more concise. Geoff stated that the HOA would solicit quotes for the necessary work to repair the paver pool deck issue and that the HOA would follow-up with the pool vendor about the signage.

Security- Geoff reported that the broken camera outside of the clubhouse had been replaced, and the system was working fine now.

Social & Events- Margie reported on all of the community events and lunches going on with the Trailblazers and reminded everyone to join in when they could. There was a reminder issued about Sheriff Chitwood speaking at the clubhouse on 9/22 at 7:00 PM.

Clubhouse- Geoff provided an updated on the clubhouse AC filters as well as the supply of paper products, soap and trash bags in the clubhouse. **Bruce motioned to accept the \$75 per month increase from Volusia Home Improvement that would include supplying and replacing the AC filters every quarter, as well as supplying and restocking as necessary the paper towels, toilet paper, trash bags and soap in the clubhouse following weekly checks. The motion was seconded by Geoff and passed unanimously.**

Management Report: Tiffany Smith provided the July Managers Report.

Unfinished Business:

- **Reserve Study** – Bruce stated the need to have committees work on getting accurate information from road contractors about the status of our community roads and the timeline and pricing for the necessary work. Bruce will lead that committee and report the findings back to the Board. Tiffany stated that she needed to have any proposed changes to the 2023 budget by October 3rd. The Board will decide on this during the September meeting.
- **TWLM** – Matt and Dave reported on the history surrounding this corporation and the past involvement of the HOA. The corporation is inactive but has not been dissolved. Geoff will work on getting a legal document from Kirk Bauer showing dissolution. The HOA will not pay any past or current real estate taxes on the lots still owned by TWLM.
- **Dog Park** – Tiffany reported that the insurance agent has not provided the requested pricing information to add a dog park to HOA common grounds. Owner at the meeting in July suggested that the HOA look into the possibility of having a dog park in this community. Geoff stated that we will follow up with this information as it's received and consider the request as a Board.

- **Eblast Process** – Geoff reported that the process is up and running and that owners should now be receiving meeting announcements as well as various pertinent reminders via email. Owner asked Tiffany about the timeline for getting past meeting minutes posted on the website, and Tiffany stated they are usually posted soon after they have been approved at the Board meetings.
- **Irrigation inspection/ repair** – Lamar and Geoff stated they had not heard back from McMasters yet on this. Jeff Johnston stated Lake Mamie has used Garrett with McMasters in the past for full scale inspections and repair of the system. Lamar and Geoff will reach out to Garrett.
- **7/18 Owners Forum Follow up:** Geoff provided an update on the topics discussed during the July Owners forum.

New Business

- **Clubhouse Roof** – The Board will solicit quotes from roofing contractors for review at the September meeting.

Owners Forum: Owner stated that the exit sign on Crooked Tree Trail was too small. Owner asked about the real estate sign rules. Now that the market has slowed down some, the Board will now remind seller's agents when they are not in compliance with HOA rules. Tiffany will send Geoff the approved signage from Quality Quickprint.

Adjournment: Geoff motioned; Maxine seconded, to adjourn the meeting at 8:35 p.m. Motion passed unanimously.