

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
9/26/2022 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 – Absent
David Solar, Director
Matt Wimer, Director
Tiffany Smith, LCAM
Melissa Cooper, LCAM

Geoff Birnie called the meeting to order at 7:03 pm

Treasurer's Report: Treasurer's Report – Matt Wimer reported on the current financials.

Approval of the Meeting Minutes: Lamar motioned, Maxine seconded, to approve the minutes of the 8/15/22 meeting as written. Motion passed unanimously

Committee Reports

Architectural Review- Geoff reported everything is up to date as of current.

Grounds- Lamar reported that a tree had been removed recently on Old Treeline due to significant leaning and reminded owners to keep an eye out and report trees that may need to be inspected for possible removal. Lamar asked owners to advise if they see any areas that McMasters is missing. Bruce requested that owners with chainsaws contact him in case they are needed after the storm. Margie told Bruce she had one he could use. Bruce requested that owners report any storm drains being blocked by debris. Bruce reported on the new clubhouse pond service vendor, Edenfield Corporation, and mentioned they are exploring other options to help aerate the pond. Geoff reported on the pumps being repaired and that water levels have been reduced in the clubhouse pond in anticipation of rising water due to the storm. Matt stated that McMasters has not been clearing the common area brush near the picnic tables.

Security- Geoff reported there was a break in in the neighborhood on Blackwillow and reminded owners to say something if something is seen. Geoff reported that Sherriff Chitwood requested upgrade to LPR system (License Plate Reader). Geoff is waiting for more information from the Volusia County Sheriffs office.

Social & Events- Margie reported on social events that are on going and upcoming. Requested to start talking about a Christmas event/potluck. Community Yard Sale is 22nd of October.

Management Report: Tiffany Smith provided the August Managers Report.

Unfinished Business:

- **Clubhouse Roof** – Geoff reviewed the proposals received for replacement of the roof. Bruce recommended that replacement is not needed right now. **Geoff motioned to replace roof and all surrounding structures by Gulledge Roofing in the amount of \$24,600.00 to be paid from the reserves; Lamar seconded; Motioned approved 6/1- Bruce opposed.**
- **TWLM** – Geoff read aloud an email he received in response to the 7/18/22 Board meeting minutes under the Lots 35-37 agenda item. Geoff requested to have the following added to the 7/18/22 minutes... *Wayne Bruce states that Trails West and Lake Mamie are co-owners of TWLM, Inc., not Tom Rose and Wayne Bruce. Tom and Wayne are the designated representatives for Trails West and Lake Mamie, not the co-owners. They are shown as the designated representatives due to their Board positions with Trails West and Lake Mamie at the time TWLM, Inc. was formed.* Tiffany will revise the July minutes to reflect this statement. Geoff stated that he has been unsuccessful connecting with Kirk Bauer to further discuss TWLM. He is going to schedule a paid meeting with Mr. Bauer's office, and Jeff Johnston volunteered to attend the meeting as well.
- **Dog Park** –Geoff reported that if TWHOA moves forward with a dog park, the insurance company will drop TWHOA.
- **Pressure Washing** – Geoff reported on proposals received for resealing/fixing pavers around the pool area.
- **8/15 Owners Forum Follow up:** Geoff provided an update on the topics discussed during the August Owners forum.

New Business

- **Bruce motioned to appoint Don as a member of the board; motioned denied 6/1. Bruce in favor. Geoff, Matt, Margie, Maxine, Lamar and David opposed.**
- **2023 Budget** – There was discussion about the projected increases to insurance premiums and landscaping costs. Tiffany provided clarification on the McMasters line items. Geoff reminded the Board about what the reserve study had recommended for 2023 master association dues. **Matt motioned to set the 2023 master associations HOA dues at \$250 per quarter, per owner. Geoff seconded; motion passed unanimously.** Owner suggested that the Board earmark specific reserve account funding to roads, and Tiffany explained how that process works. The Board will consider this during the meeting to finalize the 2023 budget.

Owners Forum: Owner suggested that we need the 4-way placard added to the stop sign at Old Treeline and Shady Branch. There was discussion about improving some of the recently replaced exit signage in the neighborhood.

Adjournment: Geoff motioned; Lamar seconded, to adjourn the meeting at 8:45 p.m. Motion passed unanimously.