

**Trails West Homeowners Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**1/16/2024 7:00PM**  
**Trails West Clubhouse**  
**190 Shady Branch Trl. DeLand, FL 32724**

**MEETING MINUTES**

**Attendees:** Geoff Birnie, President  
Gary Aalbregste, Vice President  
Kelly Kirchenstiner, Secretary-  
Matt Wimer, Treasurer  
Jeffery Johnston, Director  
Roseann Hudson, Director- Not Present  
David Solar, Director-  
John Lauterbach, Director-  
Donald Podsiadlo, Director  
Tiffany Smith, LCAM – Sentry Management

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

**Financial:** Matt Wimer gave an update on the financials. Geoff reported on the end of year reserve account balances. AR was reviewed. The board has asked management to reach out to the attorney to get a price for the foreclosure process. The board is going to reach out to the owner who is delinquent and at the point of foreclosure.

**Approval of Meeting Minutes: 11/13/23-** Geoff motioned to approve the minutes from the November meeting. Dave seconded the motion, and it was unanimously approved.

**Committee Reports:**

- A. Architectural Review-** John Lauterbach has agreed to be the chair of the ARC Committee with Don Podsiadlo and Matt Wimer Serving on the committee also.
- B. Grounds/Pool-** Matt Wimer and Jeff Johnston will serve as the grounds committee.
- C. Security-** Geoff will serve as the chair for Security
- D. Social & Events-** Roseann Hudson will serve as the chair for the Social & Events committee
- E. Clubhouse-** Geoff will serve as the liaison for the clubhouse.

**Management Report-** Management Report was given by Tiffany Smith.

**Unfinished Business**

- **Island Renovations:** The island project was discussed. There are several islands that need cleaning up and planting. The Grounds committee will solicit bids for the work and the board will decide if it should be paid for from reserves or the operating surplus.
- **Roads-** The road work was discussed. The board agreed that the roads should be evaluated to see what work needs to be done and when. Dave Solar will chair this committee. Matt Wimer and Geoff Birnie will serve on this committee.

- **Stormwater Diversion-** Matt Wimer is going to chair the Stormwater Diversion committee with Jeff Johnston, Gary Aalbregste and Don Podsiadlo will serve on the committee.

#### **New Business**

- Jeff Johnston and Geoff Birnie will work on getting the TWLM issue closed out and Geoff Birnie is going to work on closing out the Wells Fargo account.

**Adjournment:** Geoff motioned; Dave seconded, to adjourn the meeting at 8:50 p.m. Motion passed unanimously.