

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
2/20/24 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
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.

Approval of Meeting Minutes: 1/16/24- Geoff motioned to approve the minutes from the January meeting. Kelly seconded the motion, and it was unanimously approved.

Committee Reports:

- A. Architectural Review-** John Lauterbach gave an update on the ARC. There is only 1 outstanding application which they are working with the developer.
- B. Grounds/Pool-** Matt Wimer gave an update on grounds. McMasters did a leaf removal, he will reach out to find out when planting at the front will be completed.
- C. Security-** Geoff gave an update on security. There were no issues this month.
- D. Social & Events-** Roseann gave an update on the social activities.
- E. Clubhouse-** Management gave an update on clubhouse reservations.

Management Report- Management Report was given by Tiffany Smith.

Unfinished Business

- **Stormwater Committee Update:** The stormwater committee gathered proposals and information for the stormwater improvements. Matt Wimer and Jeff Johnston presented the proposals and plans. Kelly made a motion to approve the plan and proposals to move forward with the project. Gary seconded the motion and it was unanimously approved.
- **3229 Clear Springs Trl Delinquency-** Jeff Johnston made a motion to move forward with the intent to foreclose. Geoff Birnie seconded the motion and it was unanimously approved.

New Business

- **2024 Pressure washing-** Geoff motioned to approve the proposal from HPW for work to begin in May. Matt seconded the motion and it was unanimously approved.
- **Trails west Attorney-** Geoff motioned to approve the transfer of files with the current attorney. Gary seconded the motion and it was unanimously approved.

- **39 Meadowood Trl Driveway-** A tree was removed from the common area at the end of this driveway several years ago and did not have the stump ground. This caused the driveway to be damaged by roots. John discussed reimbursing this owner a portion of the cost for the driveway repair. Gary advised that when this took place it was Oakwood HOA who authorized the tree to be removed. John advised that they would communicate with the Oakwood board about possible reimbursement.

Adjournment: Jeff motioned; Geoff seconded, to adjourn the meeting at 8:05 p.m. Motion passed unanimously.

GM-03
08/2021