

Trails West Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
4/15/24 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- Not Present
John Lauterbach, Director
Tiffany Smith, LCAM – Sentry Management

Geoff Birnie called the meeting to order at 7:02 pm

Financial: Matt Wimer presented the financials.

Approval of Meeting Minutes: 3/18/24- Geoff motioned to approve the minutes from the March meeting. Jeff seconded the motion, and it was unanimously approved.

Committee Reports:

- A. Architectural Review-** 2 incomplete requests were submitted. Management is following up with the owner for more information.
- B. Grounds/Pool-** Matt gave a brief report from the grounds committee. He discussed the pond project. Pressure washing will start April 29th.
- C. Security-** Nothing to report.
- D. Social & Events-** Roseann gave an update of the community events. The calendar has been updated for May.
- E. Clubhouse-** Nothing to report.

Management Report- Management Report was given by Tiffany Smith.

Unfinished Business:

- A. McMasters:** Geoff discussed the McMasters contract. A copy of the contract was included in the Board packet for the Board to review. There have been questions about what is covered and the frequency of certain services.
- B. Pool:** Geoff discussed the pool inspection. The pool passed the inspection. Report was included in the Board Packet.
- C. Violations letters:** Geoff discussed the violation process due to several questions from Board members.

New Business:

- A. Tree Trimming:** Kelly motioned to approve the proposal for tree trimming from Larry Blackwelder. Gary seconded the motion, and it was unanimously approved.

Adjournment: Geoff motioned; Gary seconded, to adjourn the meeting at 8:04 p.m. Motion passed unanimously.