

Trails End Homeowner's Assn., Inc.

Board Meeting Minutes from December 15, 2007

Meeting was called to order at 10:05 a.m. by President Dan Herrygers at the Trails End Clubhouse. Also in attendance were Vice-president Michael Knight, Treasurer Bev Kuseliauskas, and Director-at-Large, Terry Brettner. Secretary Ed Weyer participated in the meeting via cell phone. No guests were present.

- 1) President's report given by Dan.
 - a) Packet mailed to all homeowners that included copy of By-Laws, Articles of Incorporation, Covenants, Amended Covenants, and Deed Restrictions. This mailing fulfils the notification requirement and renders each of the instruments enforceable.
 - b) Pool closed for the season. No issues noted.
- 2) Secretary's report. Minutes of the September 22, 2007, board meeting reviewed and accepted.
- 3) Treasurer's report given by Bev.
 - a) Cash on hand: \$7,069.93.
 - b) Property taxes paid.
 - c) Signs purchased for posting in Trails End are stored in Bev's garage pending installation.
 - d) All well pumps are in working order. A leak in the system was determined to be on the homeowner's side and will not be charged to the TE HOA.
 - e) The checking account for TE HOA has been changed to an interest bearing account. The possibility of a money market account is being investigated.
 - f) Board discussion of need for balance on hand. Consensus was to try to maintain a \$5,000 balance in bank.
 - g) Bev will look into a line of credit for \$20,000, considered to be about 10% of the value of the clubhouse property. This would provide the board an expeditious source of funds to meet an unexpected and urgent need.
- 4) Unfinished/old business.
 - a) Extended discussion held on methods to generate revenue necessary to operate the TE HOA. Discussion included adjusting annual dues, levying a special assessment for the maintenance of the clubhouse, the need for an operating reserve of approximately \$5,000, the possibility of borrowing against the clubhouse, and a look at the math behind each of the proposals, considering the 54 dues paying entities. The board noted that an increase to homeowner's association fees is typical in the year following the property owner's takeover of the association because the developer covers revenue shortfalls during the build out phase.
 - b) Michael Knight moved to increase the annual homeowner assessment to \$400. Dan seconded the motion. The motion carried unanimously.
 - c) A special board meeting was set for January 19, 2008, at the TE HOA clubhouse. The agenda for the meeting will be to decide how to fund the roof repairs and other maintenance necessary for the clubhouse. In the meantime, Mike and Dan will obtain necessary estimates.
 - d) Tree removal at clubhouse...ongoing as time and weather permit. No costs incurred.

- e) Roadside maintenance. Approximately \$1200 in rock is needed to arrest erosion along the road system.
 - f) Committee formation: Architectural Review, Deed Restriction Violation, and Landscape opportunities exist. Lacking a show of interest to date, the TE HOA board will continue to serve in these roles.
 - g) TE HOA membership certificates.
 - i) Board reviewed and approved the print and signature process for certificates.
 - ii) Motion by Dan, seconded by Terry, to print and mail via registered mail in the January 2008 mailing to members. Passed unanimously.
 - h) Signage for clubhouse and pool. Signs delivered and paid for. Need posts which can be obtained gratis from Gilmer County as available. Michael to check on availability. May need to purchase 4x4 treated posts for installation if no gratis posts are available as metal posts proved to be very costly.
 - i) Website.
 - i) The link to the free website for Trail End HOA is: <http://www.neighborhoodlink.com>. Enter the ZIP 30540 and the TE HOA site name will appear.
 - ii) The board discussed future uses of the website including possibly posting the budget and minutes.
 - iii) Mike will add photos of Trails End to the site.
 - j) Fireworks at clubhouse on July 4th. Concern over the use of the clubhouse parking lot for July 4th fireworks displays prompted the board to go on record as stating the board does not sanction any illegal activities on TE HOA property, fireworks or otherwise, at any time.
 - k) Fire extinguishers for club house. Dan moved to purchase a fire extinguisher for the clubhouse. Bev seconded. Michael proposed to amend motion to purchase one extinguisher for under the kitchen sink and one for under the bar sink. Amendment and motion carried unanimously. Dan will purchase.
 - l) New Year's Eve party. After a survey of interest, it was determined not to have a New Year's party this year.
- 5) New Business.
- a) Pump insulation. Dan has adhesive to fasten to casing. Dan and Vid Kuseliauskas will install.
 - b) Clubhouse roof replacement...pending estimates and funding actions.
 - c) Subdivision security. Two individuals were arrested in connection with an attempted theft at a Trail's End property. A security discussion ensued. Bev will email Dan some security tips for homeowners and Dan will forward to homeowners via email.
 - d) Hot water in clubhouse. A decision was reached to significantly lower the temperature setting on the hot water heater to save gas. The setting will need to be adjusted when the clubhouse is planned for use.
- 6) Meeting was adjourned at 11:27 a.m.

Respectfully submitted,

Ed Weyer, Secretary