

Trail's End Homeowner's Assn., Inc.

Board Meeting Minutes from September 22, 2007

Meeting was called to order at 10:07 a.m. by President Dan Herrygers. Also in attendance were Bev Kuseliauskas, Treasurer, and Terry Brettner, Director at Large. Vice-president Michael Knight was absent. President Dan Herrygers announced that Ed Weyer, also present, had been appointed to the board to fill the position of Secretary. Guest attendees included Dave and Peg Squires, Dianne Weyer, Christine Cheesman, Mike and Anna Kontoes, Art Rogers, Richard and Elaine James, and Ray and Sarah Farmer, Beth Kuhn, Bob Syvertson and family.

1. President's report given by Dan
 - a. A well pump was replaced on Trail's End Summit for which the HOA paid \$1965. This should address the water outage problem that had been occurring.
 - b. Clubhouse locks were changed to improve security as decided at the June 30, 2007, meeting of the Board. Any property owner who has not signed for a new key may obtain one from the President or Vice-president.
 - c. A new pool storage cabinet has been placed on the side porch of the clubhouse. Keys to the cabinet are held by members caring for the pool.
 - d. Pool umbrellas were replaced and the old ones were kept for parts.
2. Secretary's report.
 - a. Minutes of the June 30, 2007, Board meeting were recorded by acting Secretary Bev Kuseliauskas.
 - b. Minutes were reviewed and accepted.
3. Treasurer's report given by Bev Kuseliauskas.
 - a. Cash on hand: \$11,599.44
 - b. Budget in Excel spreadsheet detailing income and expenditures provided to board members.
 - c. Treasurer's report reviewed and accepted.
 - d. Statement's for 2008 HOA dues will be mailed in January 2008. Mailing will include notice of general membership meeting to be held at 10:00 a.m. on March 15, 2008. Agenda items for the general membership meeting will be included with the notice.
4. Special Business—ATV operation in Trail's End Subdivision. Floor opened to property owner guests for comment. Vice-president Michael Knight joined in the discussion by cell phone.
 - a. Board research indicated that ATV operation is permitted on Trail's End Roads because they are private property. (Vehicles are required to be licensed for operation on public roads.) Operators 16 and under must wear helmets and ATV's must have brakes and mufflers.

- b. Local regulations, e.g., speed limits set by TE HOA, are enforceable by local sheriff.
 - c. Much discussion was generated on the issue of noise and noise control/enforcement. Differing expectations and levels of tolerance were expressed. Concern about non-members using property was expressed. The possibility of Gilmer County taking over road responsibilities was broached. Need for rules and enforcement expressed. Quiet time approach suggested. Signage on roads proposed. Role of property owner's liability insurance discussed. Feedback received by the board from property owners not in attendance favored some type of regulation.
 - d. President Dan Herrygers thanked the participants for their contributions and discussion. He said the board would not adopt any ATV operation policy at this time, but would take all input under advisement for consideration of future action. The special business portion of the meeting was concluded and the board returned to the meeting agenda items. Guests were invited to remain.
5. Unfinished business.
- a. A problem was noted with one driveway in the subdivision not being properly maintained. Weeds had been allowed to take over graveled area. Property owner to be notified by board and asked to correct problem.
 - b. A discussion on signage for the subdivision was concluded by asking Bev to get price estimates for 3 STOP signs, 3 PRIVATE PROPERTY—NO TRESPASSING signs, and 5 SPEED LIMIT signs.
 - c. PRIVATE—MEMBERS ONLY signs, one for the clubhouse and one for the pool gate, were discussed. Dan made a motion to purchase 2 signs; Terry seconded; motion carried. A second motion to purchase a 24"x36" aluminum sign with steel post to contain pool use rules was made by Dan and seconded by Terry. Motion carried. The remaining issues surrounding signage are to be addressed at a future meeting.
 - d. Michael has identified a free website that could meet the needs for the TE HOA. Dan and Michael will review further.
 - e. The need for increased revenues for the operation of the HOA was identified. Solutions discussed were special assessment and increased annual dues for HOA members. These issues will be addressed in more depth at the December 15th meeting. Bev was asked to investigate a line of credit for the HOA.
 - f. Two estimates for repainting/staining the clubhouse have been received. A third estimate was suggested. It was determined that this was not a project suitable for HOA member volunteers.
 - g. Tree removal on the clubhouse property has progressed. Two trees have been removed for firewood and the remainders are marked and will be removed by HOA members.
 - h. Dan was to seek another estimate for roadside maintenance from Clay.

- i. Volunteers will continue to be solicited for committees including architectural review, deed restriction violations, and landscaping.
 - j. Dan showed the board the TE HOA membership certificates. These, along with a copy of the By-Laws, Articles of Incorporation, Covenants, and Deed Restrictions will be mailed to all homeowners.
6. New Business.
- a. The issue of liability surrounding July 4th celebrations will be carried forward.
 - b. Fire extinguishers will be discussed at the Dec meeting.
 - c. Discussion was entertained concerning a New Year's Eve party. Terry moved to have one and Bev seconded. Motion carried.
7. Meeting was adjourned at 12:12 pm

Respectfully submitted,
Ed Weyer, Secretary