

**Trail's End Homeowner's Assn., Inc.**  
**Board Meeting Minutes from September 12, 2009**

Meeting was called to order at 10:02 a.m. by President Michael Knight at the Trails End Clubhouse. Also in attendance were Vice-President Roselyn Giordano, Treasurer Bev Kuseliauskas, Secretary Ed Weyer, and Director-at-Large Terry Brettner. Guests were Joe Giordano, Blaine Guillotte, and Patti Kyle.

Motion by Ed to waive reading of minutes from June 6, 2009 that had been circulated by email and to approve same. Seconded by Terry. Motion carried. Minutes to be posted to association website.

Treasurer's report given by Bev Kuseliauskas. Balance in checking = \$15,793.59. CD = \$10,000. Expenditures over and above normal expenses: landscaping and trimming = \$1,291.00. Furnace replacement = \$1721.00. Pool pump repair = \$327.69. Gasket for pool pump = \$45.00. And tree removal = \$270.00. Michael moved to accept treasurer's report. Terry seconded. Motion carried.

Patti Kyle volunteered to maintain the homeowner's information list for the association.

**Old Business:** Discussion about status of lots 6/7 that are now for sale as single entity based on signage posted on property. Status not resolved to satisfaction of BOD; no indication that action has been completed to have property officially recorded as one lot. The association has been collecting dues on 6/7 as a single lot. This was based on the understanding that the lots were suitable for building only as a single entity and would be surveyed, recorded, and billed as such. These actions to resurvey and rerecord have not been done by either the developer or the owner. Michael moved that in order for lot 6/7 to be billed as a single entity, the legal description must be changed, i.e., resurveyed combining 6 and 7 into one lot, and the platt books changed to reflect such, by 5:00 p.m. on December 31, 2009. Owner will be notified of such on dues statement for Lot 6. Roselyn seconded. Motion carried unanimously.

**New Business:** Discussion of association dues. Dues are due January 1, 2010. Bev moved that dues be assessed at \$500 per lot, \$100 of which will be held in a separate account as a one year certificate of deposit whose purpose is long term maintenance; that dues be billed by regular mail not later than October 31, 2009; and that a late fee of one dollar per day be assessed and collected for each day after January 1, 2010, until the amount is paid in full. Roselyn seconded. Motion carried unanimously.

Discussion of entrance signs maintenance. Bev made the motion that Michael would obtain a written quote from Professional Painting Services to prep and paint entrance signs not to exceed \$750 for all three signs. Roselyn seconded. Motion carried

Discussion of resealing clubhouse parking lot. Terry moved that estimates be obtained for resealing clubhouse parking lot not to exceed \$1500; board to conduct final approval via email. Bev seconded. Motion carried.

General maintenance. Michael will order two loads of rock to be placed alongside road in areas of erosion. Plan to place in late October. Michael, Terry and Ed will identify and evaluate dead trees that pose a threat to association property or roads.

Problems associated with lot #34: 1) Dogs: pit bull and Rottweiler running loose and causing safety concerns with homeowners and their pets. 2) Numerous vehicles making numerous trips and often speeding well above posted 25 MPH speed limit. 3) Failure to observe quiet time rules between 11:00 p.m. and 9:00 a.m. Bev moved that Ed draft letter to be sent to homeowner Larry Johnson. Patti will review and offer suggestions from a legal viewpoint. Letter will cite violations and propose fine of \$500 per day beginning the 8<sup>th</sup> day after delivery of registered letter. Michael seconded. Motion carried.

Discussion concerning purchase of liability coverage for Board of Directors acting in official capacity. Michael moved that the treasurer be authorized to obtain a quote for such coverage, the final decision on which will be made by the BOD via email communication. Ed seconded. Motion carried.

Next meeting: December 5, 2009, at the Trails End Clubhouse.

Meeting adjourned at 11:55 a.m.

Respectfully submitted,

Ed Weyer, Secretary