

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

Meeting was called to order at 10:06 a.m. by President Michael Knight at the Trails End Clubhouse. Also in attendance were Treasurer Bev Kuseliauskas, Secretary Ed Weyer, and Director-at-Large Terry Brettner. Vice-president Roselyn Giordano was absent/excused. Patti Kyle attended as a guest.

Motion by Bev to waive reading and accept minutes of 9-12-09 board meeting. Ed seconded. Motion carried and minutes were approved as submitted.

Treasurer's Report and financial business:

- Cash on hand: \$17,784.68. Bev reported that 16 of 54 annual payments have been received to date.
- \$10,000 Certificate of Deposit: Motion by Terry to invest in 12 month term to improve return on investment. Seconded by Bev. Motion carried and Bev will take action.
- Lot 32 well pump: repair cost = \$1398.75. Well is 680 feet deep. Had to pull pump and replace part of the wiring due to damage caused by contact with well casing/wall. Wire now clipped to pipe to prevent future damage.
- Lot 30 well pump: high meter reading/bill indicates pump running excessively. Michael will evaluate.
- Liability insurance for members of board: estimated to cost \$454 annually for one million dollars liability coverage. Motion by Terry to purchase. Seconded by Bev. Motion carried unanimously. Bev will handle details.
- Collection of \$200 initiation fee for new TEHOA members: not spelled out in covenants or by-laws, but has been past practice. Motion by Bev to continue precedent of collecting \$200 initiation fee upon sale of property. Seconded by Michael. Carried unanimously.
- Motion by Terry to accept Treasurer's Report. Seconded by Ed. Motion carried.

Old Business:

- Lot 6/7 billing decision: At the September 2009 meeting, "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." Michael verified that these actions have been completed satisfactorily. The board agreed to refer to this parcel as Lot 6/7 to be treated as a single lot for TEHOA billing/membership purposes.
- Placement of rock to prevent erosion: postponed until Spring time frame.
- Dead trees: 4 removed to date; others planned for removal.
- Lot 34 issues as noted in September 2009 minutes: owner notified by registered letter; owner has taken action with current tenants. Dogs in questions have been removed. Proposed fines will not be pursued.
- Entrance sign maintenance: discussion about removing "fence" associated with three subdivision entrance signs and replacing with a log beam to support subdivision signs, to

be more in keeping with the log home community theme. Michael will secure an estimate for proposed modifications.

- Clubhouse parking lot resealing completed.

New Business:

- Complaint registered by Linda Sheffield that green “Andrea Lee” sign in public view on Lot 18 does not conform to subdivision covenants. Michael will approach owner about removing sign from public view. If owner declines to take such action, the issue will be included on the agenda for the next General Membership meeting on March 20, 2010.
- Street lights at 3 subdivision entrances: one is out; one is dimmed; and one is working normally. Michael will contact Amicalola EMC to determine course of action.

Next board meeting: 10:00 a.m. March 13, 2010, at the Trails End Clubhouse.

General Membership meeting: 10:00 a.m. March 20, 2010, at the Trails End Clubhouse.

Motion to adjourn by Bev. Seconded by Michael. Meeting adjourned at 12:10 p.m.

Respectfully submitted,

Ed Weyer, Secretary