

Trails End Homeowner's Association, Inc.
Minutes of the
HOA BOARD MEETING
July 31, 2010

The meeting was called to order at 10:05 a.m. by President, Michael Knight at the Trail's End Clubhouse. In attendance were Michael Knight, Patricia Kyle, Bob Syvertson, Colin Johnson, Raymond Yancey, and guests Sal and Lydia Jesuele.

Minutes of Board Meeting from May 1, 2010 were distributed and a motion made by Kyle to waive reading of the minutes and to accept them. Knight seconded the motion; there was no discussion; a vote was taken and the motion passed unanimously.

New Business:

1. Discussion regarding road usage.
2. Knight purchased mailbox and post for Clubhouse.
3. Knight purchased locking filing cabinet for HOA files.
4. Knight reported rocks be purchased and placed on the roadsides for erosion control = approximate expenditure \$1.300 +/-.
5. Knight reported that existing Isom "For Sale" signs should not be removed according to agreements until Nancy Isom has no further lots for sale (Lot 52 still for sale by N. Isom).
6. Knight reported that the pool condition is good and clear but when it is closed down for the winter, it will need seals on the filter system. Discussion re: salt water chlorination system that could cost as much as \$3,000.00 according to company that built the pool. Knight opined that this amount was too high, and cost should be closer to \$1,000.00-\$2,000.00. Knight recommended installing salt water chlorination system and a net safety cover when pool closes for the winter.

Old Business:

1. Yancy initiated discussion regarding reservations of Clubhouse and Pool for Private functions. HOA regulations and rules specify that Clubhouse and pool cannot be reserved on "holidays." Question of what is a "holiday" was discussed. Rules read. Recommended that signs be posted in front and on side of Clubhouse/pool reflecting that they are closed for a private function, dates and times to be posted also.

2. Discussion regarding misuse of Clubhouse and pool: i.e., patrons dripping water from pool on wood floors creating possible dangerous condition and/or damage to floors, waste left around, etc. Suggestion that email be circulated regarding responsibility for cleaning up by patrons after use and possibly installing sign.

3. Discussion re: electricity and water use/misuse.

Treasurers Report and financial business:

1. As of May 1, 2010, there was \$26,768.38 in United Commercial Bank including receipts of \$3.07 interest, \$200.00 initiation fee, \$26.10 tax refund, and \$200.00 pool use agreement = \$419.17.

2. Expenditures were for Clubhouse cleaning \$220.00, supplies \$23.35, electricity \$1249.00 plus tax of \$16.10, insurance \$2,418.00 for the year, road maintenance and mowing \$2,265.00, office expenses \$98.00, termite and pest control \$324.00, property tax \$1.99, pool supplies and maintenance \$975.16, postage \$5.54 = \$7,996.04

3. Knight reported that there is \$9,960.69 and a CD at the Bank of Ellijay = \$19,191.51 that includes \$5,200 collected for the permanent maintenance fund; also \$9,230.82 in United Bank that includes a \$16.10 tax refund because United paid twice and \$1.99 left over from 2009.

Yancey moved to accept Treasurer Report; Knight seconded; motion carried.

The next Board Meeting was scheduled for Saturday, July 31, 2010 at 10:00 a.m. at the Clubhouse.

Kyle moved to adjourn; Knight seconded; motion carried and meeting was adjourned at 11:07 a.m.

Respectfully submitted,
Patricia Kyle, Secretary