

**Trails End Homeowner's Association, Inc.**  
**Minutes of the**  
**HOA BOARD MEETING**  
**September 25, 2010**

Meeting was called to order at 10:06 a.m. by President, Michael Knight at The Trail's End Clubhouse. In attendance were Michael Knight, Bob Syvertson, Colin Johnson, and guest Linda Sheffield. Patricia Kyle joined the meeting at 10:25 a.m. Apologies accepted from Raymond Yancey.

Minutes of Board Meeting from 31<sup>st</sup> July 2010 were distributed and a motion made by Knight to waive reading of the minutes and to accept them. Johnson seconded the motion; there was no discussion; a vote was taken and the motion passed unanimously.

**Treasurers Report and Financial Business**

In the absence of Raymond Yancey, Knight provided an overview of the current financial standing of the Trail's End HOA Inc.

Knight reported that notification had been received re the closure of Bank of Ellijay (BoE) and that Commercial & Southern Bank had acquired BoE assets and liabilities and was in the process of taking over BoE operations.

As of the Friday 24<sup>th</sup> September there was a favorable balance of \$25,344.60 – comprised of \$10,143.64 in a BoE 1 year CD, \$9994.77 in the current checking account and \$5206.19 in a BoE Founders Money Market Account (Long Term maintenance fund).

Total Income this period was \$134.00 – comprised of \$0.52 Checking interest income, \$6.19 Money Market interest income, \$127.29 Certificate of Deposit income.

Total Expenditures this period were \$5422.08 – comprised of - Club House cleaning \$330.00, Electricity \$ 1012.00, Pool Supplies/Maintenance \$1430.09 (included chemicals and new pool cover), Property Tax \$1.99, Office \$98, Road Maintenance/Mowing \$1290.00, Weeding/Tree Cutting/Trimming \$1290.00.

Knight moved to accept the Treasurers Report, Syvertson seconded, motion carried.

**New Business**

- 1 Knight reported that the new pool cover had arrived and we will request volunteers to help drill the support holes and lay the cover.

- 2 Knight reported that the caulking surrounding the pool expansion joint required replacing – Knight proposed seeking an estimate with a view to sub-contracting the work – Johnson seconded, motion carried.
- 3 Road Maintenance – Knight reported that he had received two quotes for the repair of the neighborhood roads with the estimated cost to repair the most critical areas to be between \$12,000 - 18,000, depending upon how much work was actually contracted. Discussions re funding arrangements and possible alternatives ensued. The possibility of having the roads maintained by the county was discussed – Knight reported that initial enquiries indicated that significant work would be required, at a very rough estimate of \$200,000, before the country would be willing to accept liability for ongoing road repairs – it was agreed that this was not an option. Funding of the total repairs out of the current contingency/long term maintenance funds was considered and rejected due to current levels of contingency funding and the ongoing expenditures. The option to partially fund the repair work long term maintenance fund and via a special assessment of \$300 was considered and discussed – it was agreed that the long term maintenance fund and a special assessment of \$300 would be used to complete as much work as possible – Knight proposed, Johnson seconded, motion carried. Note for the record: it was discussed and understood that the repair of the roads will be an ongoing commitment and it is likely that similar expenditure will be incurred on a rolling annual basis.
- 4 Architectural Committee: The board requested that Linda Sheffield would review current guidelines and submit proposals to the board.

The next board meeting was scheduled for Saturday December 4<sup>th</sup> 2010 at 10:00 a.m. The Trails End HoA Inc. General meeting will be held on 19<sup>th</sup> March 2011.

Knight moved to adjourn; Johnson seconded; motion carried and meeting was adjourned at 11:25 a.m.

Meeting was called to order at 10:06 a.m. by President, Michael Knight at The Trail's End Clubhouse. In attendance were Michael Knight, Bob Syvertson, Colin Johnson, and guest Linda Sheffield. Patricia Kyle joined the meeting at 10:25 a.m. Apologies accepted from Raymond Yancey.

Minutes of Board Meeting from 31<sup>st</sup> July 2010 were distributed and a motion made by Knight to waive reading of the minutes and to accept them. Johnson seconded the motion; there was no discussion; a vote was taken and the motion passed unanimously.

### **Treasurers Report and Financial Business**

In the absence of Raymond Yancey, Knight provided an overview of the current financial standing of the Trail's End HOA Inc.

Knight reported that notification had been received re the closure of Bank of Ellijay (BoE) and that Commercial & Southern Bank had acquired BoE assets and liabilities and was in the process of taking over BoE operations.

As of the Friday 24<sup>th</sup> September there was a favorable balance of \$25,344.60 – comprised of \$10,143.64 in a BoE 1 year CD, \$9994.77 in the current checking account and \$5206.19 in a BoE Founders Money Market Account (Long Term maintenance fund).

Total Income this period was \$134.00 – comprised of \$0.52 Checking interest income, \$6.19 Money Market interest income, \$127.29 Certificate of Deposit income.

Total Expenditures this period were \$5422.08 – comprised of - Club House cleaning \$330.00, Electricity \$ 1012.00, Pool Supplies/Maintenance \$1430.09 (included chemicals and new pool cover), Property Tax \$1.99, Office \$98, Road Maintenance/Mowing \$1290.00, Weeding/Tree Cutting/Trimming \$1290.00.

Knight moved to accept the Treasurers Report, Syvertson seconded, motion carried.

### **New Business**

Knight reported that the new pool cover had arrived and we will request volunteers to help drill the support holes and lay the cover.

Knight reported that the caulking surrounding the pool expansion joint required replacing – Knight proposed seeking an estimate with a view to sub-contracting the work – Johnson seconded, motion carried.

Road Maintenance – Knight reported that he had received two quotes for the repair of the neighborhood roads with the estimated cost to repair the most critical areas to be between \$12,000 - 18,000, depending upon how much work was actually contracted. Discussions re funding arrangements and possible alternatives ensued. The possibility of having the roads maintained by the county was discussed – Knight reported that initial enquiries indicated that significant work would be required, at a very rough estimate of \$200,000, before the country would be willing to accept liability for ongoing road repairs – it was agreed that this was not an option. Funding of the total repairs out of the current contingency/long term maintenance funds was considered and rejected due to current levels of contingency funding and the ongoing expenditures. The option to partially fund the repair work long term maintenance fund and via a special assessment of \$300 was considered and discussed – it was agreed that the long term maintenance fund and a special assessment of \$300 would be used to complete as much work as possible – Knight proposed, Johnson seconded, motion carried. Note for

the record: it was discussed and understood that the repair of the roads will be an ongoing commitment and it is likely that similar expenditure will be incurred on a rolling annual basis.

Architectural Committee: The board requested that Linda Sheffield would review current guidelines and submit proposals to the board.

The next board meeting was scheduled for Saturday December 4<sup>th</sup> 2010 at 10:00 a.m. The Trails End HoA Inc. General meeting will be held on 19<sup>th</sup> March 2011.

Knight moved to adjourn; Johnson seconded; motion carried and meeting was adjourned at 11:25 a.m.

Respectfully submitted,  
Patricia Kyle, Secretary