

**Trails End Homeowner's Association, Inc.
 Minutes of the
 GENERAL MEMBERSHIP MEETING
 March 19, 2011**

The General Membership Meeting of the Trail's End Homeowner's Association was called to order at 10:22 a.m. by President, Michael Knight.

Michael Knight announced that he possessed 13 proxies, and owners of 15 lots were present at the meeting. This constituted representation by property holders of 28 lots thus assuring that there was a quorum present.

The Proof of Notice was signed by the President, Michael Knight and Secretary, Patty Kyle. The attendance sheet was verified, and both Attendance Sheet and Proof of Notice will be filed.

A motion was made to waive reading of the Minutes; the Motion was seconded and passed.

TREASURER'S REPORT:

Raymond Yancey and Michael Knight presented the Treasurers Report. Raymond Yancey read through the Report that revealed that, [the Report reflects specified numbers] the HOA had:

<u>Previously</u>	<u>March 19, 2011</u>	<u>In</u>
\$41,752.12	\$38,000.00	Cash on Hand
\$ 5,000.00	\$ 5,000.00	C.D.
\$15,448.37	\$10,197.34	Money Market
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\$57,200.49	\$53,749.09	Total

Ouida Leech suggested that a yearly Budget be prepared for the 2011 year. Michael Knight replied that the HOA has never had a Budget and didn't have one now. Michael Knight said that HOA running expenses simply were determined based largely on the previous year's expenditures. Ouida Leech opined that the HOA needed to prepare a yearly Budget.

Sandra Ray asked for an explanation of what money had been collected and what spent for the road repairs and about what areas were being repaired. Michael Knight reported that \$16,000 had been collected toward a total amount needed of approximately \$18,000. Sandra Ray asked numerous other questions regarding the road repairs, and a discussion was held among the members.

Sandra Ray asked about the well pumps, and a general discussion among all the members was held.

Ed Weyer asked to be informed about the costs of electricity, and a discussion was held among the members.

Ed Weyer raised the question of use of the HOA's website, there was a general discussion and there was a consensus that the website should be updated and used on a regular basis.

Michael Knight moved to accept the Treasurers Report; Patty Kyle seconded; a vote was taken and the Report was accepted unanimously.

SECRETARY'S REPORT:

Since the Secretary perhaps did not have with her the written minutes from the previous Board Meeting, Secretary, Patty Kyle, provided an oral report regarding those minutes. The Secretary also reported that certain unnamed members had been extremely recalcitrant in paying the assessment and dues unnecessarily requiring literally dozens of emails; numerous letters; postage expense and many hours expended by the Secretary and President to bring the members' assessments and dues to full compliance. Kyle moved that the oral minutes be accepted; the motion was seconded by Raymond Yancey; a vote was held and the motion was carried.

PRESIDENT'S REPORT:

President Michael Knight reported that generally, the TEHOA was financially stable barring a disaster with the wells. He reported that in 2010, the HOA and HOA Board had:

- Replaced the pool cover;

- Dealt with road maintenance issues:

- Dealt with wells and pumps issues: Michael Knight explained that the wells had been created with a drilled, rather than a pounded method resulting in well shafts that were corkscrewed. Knight explained that this corkscrewing meant that when pumps started up, they shifted in motion ultimately causing damage to the well system. Knight opined that the well shafts and the pipes from the wells to the homeowner's lots may need to be replaced totally in 5-12 years. To conduct those replacements would cost (in today's prices) \$12,000 for piping from each well and \$25,000 to replace the well shafts [with a straight shaft].

- Knight discussed water quality and explained why the water sometimes changed color and had an odor.

- Knight reported that the State of Georgia was discussing future monitoring of the well meters once a month [more money will be needed for that].

- Knight discussed the need for property maintenance. There was a general discussion regarding lack of maintenance by homeowners who rarely visited their property themselves; regarding the safety and damage factors created by under-maintained properties, and members suggested that the new

Board consider the need for enforcement and consequences for under-maintained properties.

A general discussion was held regarding the need for amendments of HOA By-Laws and Covenants.

Linda Sheffield moved to accept the President's Report; Kyle seconded the motion; a vote was held and the motion carried unanimously.

NEW MATTERS:

The March 2010-2010 Board stepped down.

The membership thanked Michael Knight for his diligent work and praised him for all that he had done for the TEHOA and property owners.

Michael Knight suggested that the voting process for the new Board Members should undergo scrutiny, and the process should be scrutinized. Linda Sheffield and Diane Weyer were appointed "scrutineers" to scrutinize the voting process for the new Board Members.

President: Patty Kyle nominated Joe Giordano to be the new President. Giordano accepted the nomination. There were no other nominations. Joe Giordano was elected by a unanimous vote.

Vice-President: Linda Sheffield nominated Michael Knight to be the new Vice-President. Michael Knight accepted the nomination. There were no other nominations. Michael Knight was elected by a unanimous vote.

Treasurer: Linda Sheffield nominated Ouida Leech to be the new Treasurer. Ouida Leech accepted the nomination. There were no other nominations. Ouida Leech was elected by a unanimous vote.

Secretary: Patty Kyle nominated Ed Weyer to be the new Secretary. Ed Weyer accepted the nomination. There were no other nominations. Ed Weyer was elected by a unanimous vote.

Member at Large: Patty Kyle and Terry Brettner were nominated to be the new Member at Large. Patty Kyle asked that her nomination be withdrawn; Terry Brettner accepted the nomination. There were no other nominations. Terry Brettner was elected by a unanimous vote.

[As a result of personnel changes on the Board of Directors, former Vice President Colin Johnson and former Treasurer Raymond Yancey's names must be removed from all financial instruments and active accounts pertaining to the Association. Financial accounts must bear the names of President Joe Gioidano, Vice President Michael Knight, and Treasurer Ouida Leech.]

A brief discussion was had by the membership regarding the composition of the Architectural Committee.

A motion was made to adjourn the meeting; it was seconded; a vote was held and the meeting was adjourned at 11:30 a.m.

Respectfully submitted,

Patricia Kyle, Secretary