

**Trails End Homeowners Association, Inc.**  
**Board Meeting Minutes**  
**March 26, 2011**

Meeting was called to order at 10:07 a.m. by President Joe Giordano at the Trails End Clubhouse. Also in attendance were Vice-president Michael Knight, Secretary Ed Weyer, Treasurer Ouida Leech, and Director-at-Large Terry Brettner. There were no guests.

This was the first meeting for the newly elected Board of Directors. Minutes from the last meeting had not yet been made available by the outgoing Secretary and will be reviewed at the next meeting of the Board. The purpose of the meeting was to initiate planning for the upcoming year, to discuss budgetary issues, and to identify issues that board members felt needed to be addressed.

**Old Business:** None.

**New Business:** Treasurer Ouida Leech provided the board with a draft of the 2011 Expense Budget as well as a draft of the 2011 Reserves Budget. Finalized drafts of these documents are attached for reference. Board members reviewed and discussed the line items of each budget. Ouida agreed to revise the documents based on input and circulate to board members via email for further comment and approval. Once finalized, the budgets will be used by the Board to manage expenditures and to determine the annual Association dues.

The subdivision's water system and wells were discussed at length as they represent a major expenditure, both present and future. Michael briefed the board on recent and current water system concerns, as well as future challenges. See the attached budgets for more information.

Ouida identified the need to refine the current election process as specified in the by-laws, to ensure the appropriate use of proxy ballots and other issues. Joe agreed to place this item on the agenda for the next meeting.

Michael identified moisture under the clubhouse as an issue. Joe will explore further.

The Board agreed that the official membership contact list will be maintained by the Secretary. Changes should be forwarded to Ed who will update and disseminate the list to the Board members. Ed will attempt to obtain an email address for each Association member so the Board will be able to communicate with members on items of interest. The list will not be posted to the website. Ed will also update the website photos and contact information.

The Board held a general discussion on swimming pool issues. Joe will work the issues and coordinate options with the Board members via email so that the pool will be ready to open before the Memorial Day weekend.

Roadside mowing was discussed. Also discussed was the appearance of individual properties as related to the overall security of the neighborhood. There was a concern that properties that do not appear to be lived in are an invitation to mischief or worse. Joe agreed to explore the average cost of nominal yard maintenance with the current Trails End groundskeeper. This information could then be made available to members with such needs.

In order to allow timely posting of meeting minutes to the website, the Board agreed that minutes will be circulated for approval via email, and posted to the site upon approval.

The next Board meeting is scheduled for May 14, 2011, at 10:00 a.m. at the clubhouse.

Terry moved to adjourn the meeting. Michael seconded. Carried. Meeting adjourned at 12:00 noon.

Respectfully submitted,

Ed Weyer, Secretary