

Trails End Homeowners Association, Inc.
Board Meeting Minutes
December 1, 2012

Meeting was called to order at 10:02 AM by President Ed Weyer at the Trails End Clubhouse. Also in attendance were Vice-president Joe Giordano, Secretary Terry Brettner, Treasurer Ouida Leech and Director at Large Larry Johnson. There were no guests.

Secretary's Report: The minutes of the previous Board meeting held on October 13, 2012 had been circulated via email to all board members and the reading of the minutes was waived. No changes were required. Ouida moved that the minutes be approved as presented. Joe seconded. Motion carried.

Treasurer's Report: The treasurer distributed a January 1 through November 30, 2012, Profit and Loss report and explained various entries and figures. Cash on hand in checking and money market accounts totaled \$46,556. Ouida stated that 9 members had already paid their 2013 dues. Larry moved to accept the treasurer's report. Joe seconded. Motion carried.

Unfinished/Old Business: The first item addressed was the need to update the Contact List. Ed will update and distribute the list after verifying a couple of pending changes.

The second item of business was a review of the work performed by the County on Lot 19. This work was requested by the homeowner to improve drainage issues.

The third item of discussion concerned a plan to periodically test drinking water at each well site. A motion was made by Ouida that the Association hire an independent contractor to draw water samples from each active well and have the water tested for Coliform and E. coli, the same as would be done in a real estate transaction. This process will be repeated annually and the results will be made available on the Association website. Joe seconded the motion. The motion was carried unanimously. Ouida will provide Joe with a reference to do the testing and Joe will coordinate the process. Ed will post results to the website at the appropriate time.

The fourth item of discussion was an update on Lots 23 overdue 2012 account. Ed stated that an agreement was reached with the homeowner to pay an additional \$400 including a \$100 late fee to settle the remaining owed on their 2012 dues.

The fifth item was a follow-up discussion about the benefits of being under the Georgia Property Owners Act. Currently Trails End is under the Georgia Non Profit Code which covers many Non Profit situations. In order to file for acceptance of being under the Georgia POA, we would have to have an attorney rewrite many of our founding documents. The homeowners would incur a cost for this effort but have many advantages going forward. The Board is exploring the possibility of setting up a conference call with an attorney to further explain the benefits of moving in this direction.

New Business: The first item discussed was the benefits and cost of upgrading our community wells so they would be capable of being independently run with a portable emergency generator. This would require each well to have a special jack wired into the pumps electrical system so a generator could be brought to the well site and easily connected to the well pump. Joe will investigate the cost and feasibility of implementing this option.

The second item of discussion was the recommendation by Ed to upgrade our website security so certain information could only be viewed by homeowners and not the general public. The upgrade would cost \$12/month. Ouida motioned to proceed and Larry 2nd the motion. Motion carried.

The third item of discussion was confirming the date for the annual meeting. The meeting will take place on Sat. March 16, 2013 at 10AM in the clubhouse.

The next meeting of the TEHOA board is set for 10 AM on February 23rd at the clubhouse.

Motion to adjourn by Ouida, seconded by Larry. Motion carried. Meeting adjourned at 11:30 AM.

Respectfully submitted,

Terry Brettner, Secretary