

**Trails End Homeowners Association, Inc**

**Minutes of the**

**Annual General Membership Meeting**

**March 16, 2013**

The Annual General Membership Meeting of the Trails End Homeowners Association, Inc. was called to order at 10:10 a.m. at the Trails End Clubhouse by President Ed Weyer. Eleven members were in attendance accounting for 15 lots. Additionally, there were 14 proxy ballots in possession of attending members, exceeding the quorum of 18 necessary to hold the meeting. All proxy ballots and attendees were determined to be in good standing to participate in the business of the Association.

The Proof of Notice was signed by the Secretary Terry Brettner and President Ed Weyer and referred to the Secretary to be filed in the Association records.

A motion was made by Sal Jesuele to waive the reading of the minutes from the previous annual meeting, and to accept the minutes in the form that was published on the Trails End Website. Linda Sheffield seconded. Motion carried.

The meeting then moved on to the Officers reports. President, Ed Weyer gave the Presidents Report and indicated that the Association is financially stable and should remain so barring significant road and well/water problems above and beyond what have been included in the Reserve Budget. Ed also mentioned that the Board had four goals this past year and felt that they were accomplished. The goals were 1) Good fiscal management, 2) Improve general communication to all the members, 3) Be prepared for emergencies & 4) Improve the organization of the Associations past records. Ed also mentioned that the Board was able to lower the yearly Association dues for 2013 by \$100. This was a result of savings in pool maintenance and good management of our current assets. Other highlights covered by Ed included the start of a trial "Payment Plan" for annual dues, the purchase of a Fireproof Safe to house important Association documents and the addition of emergency generator transfer

switches on five of the associations wells so individuals could plug in their own generators to operate the wells during prolonged power outages. Ouida Leech moved that the Presidents report be accepted. Joe Giordano seconded. Motion carried.

Vice President, Joe Giordano then gave his report. He stated that four wells have been upgraded to date with the State of the Art controllers. Additional wells will be upgraded when they need repair. Larry Johnson moved that the Vice Presidents report be accepted. Vid Kuseliauskas seconded. Motion carried.

Secretary, Terry Brettner then gave his report. He stated that all approved Board meeting minutes and budget documents were posted to the Trails End Website. Linda Sheffield moved that the Secretary's report be accepted. Dianne Weyer seconded. Motion carried.

Treasurer, Ouida Leech then gave her report. She stated that the Association has \$64,000 on hand. The monies are split between a checking account and a Money Market fund which pays interest. She commented that our Utilities are our largest ongoing expense and that we had to replace the #5 well pump this year. Ouida also stated that our Reserve Funding is tracking well against our initial funding assumptions. We added \$7,000 to our Reserve Account this year. Vid Kuseliauskas moved to accept the Trasurer's report. Robert Syvertson seconded. Motion carried.

The meeting then turned to the election of officers for the upcoming year. President Ed Weyer opened the floor for nominations.

PRESIDENT: Linda Sheffield nominated Ed Weyer. Vid Kuseliauskas seconded. Nominations for president were closed when no other nominations were forthcoming.

VICE PRESIDENT: Vid Kuseliauskas nominated Joe Giordano. Dianne Weyer seconded. Nominations for Vice President were closed when no other nominations were forthcoming.

SECRETARY: Linda Sheffield nominated Terry Brettner. Vid Kuseliauskas seconded. Nominations for Secretary were closed when no other nominations were forthcoming.

TREASURER: Vid nominated Ouida Leech. Dianne Weyer seconded. Nominations were closed when no other nominations were forthcoming.

MEMBER-AT-LARGE: Dianne Weyer nominated Vid Kuseliauskas. Linda Sheffiel seconded. Ed Weyer nominated Larry Johnson. Jeff Kuhn seconded. Nominations were closed when no other nominations were forthcoming.

Voting was by paper ballot. Sal Jesuele and Linda Sheffield were appointed to scrutinize the ballots and report results to President Ed Weyer. Ed then announced the five newly elected Board members. President Ed Weyer; Vice President Joe Giordano; Secretary Terry Brettner; Treasurer Ouida Leech; and Member at Large Vid Kuseliauskas. Linda Sheffield moved that the ballots be placed in the records of the Association. Sal Jesuele seconded. Motion carried.

Old/Unfinished Business: There was no unfinished Business from the last meeting.

New Business: Ed Weyer informed everyone that the Board conducted a conference call on 2/11/13 with Amy Bray who is an attorney specializing in HOA matters. The purpose of the call was to discuss the feasibility of adopting the Georgia Property Owners Association Act into our By-Laws. After much discussion, it was concluded that our current By-Laws would not let us adopt this Act without receiving a 100% agreement from our Homeowners as well as 100% of their mortgage holders. Amy suggested we modify our By-laws and Rules and Regulations on a case by case basis when warranted. Vid Kuseliauskas moved to close new business. Joe Giordano seconded. Motion carried.

The date and time for the next Annual General Membership Meeting was confirmed as March 15, 2014 10:00 a.m. at the Trails End Clubhouse.

The meeting was adjourned at 11:07 a.m.

Respectfully submitted,

Terry R. Brettner, Secretary

Attest: Ed Weyer, President