

**Trails End Homeowners Association, Inc.**  
**Board Meeting Minutes**  
**February 9, 2013**

Meeting was called to order at 10:00 AM by President Ed Weyer at the Trails End Clubhouse. Also in attendance were Vice-president Joe Giordano, Secretary Terry Brettner, Treasurer Ouida Leech. Director at Large Larry Johnson was not present. There were no guests.

**Secretary's Report:** The minutes of the previous Board meeting held on December 1, 2012 had been circulated via email to all board members and the reading of the minutes was waived. No changes were required. Joe moved that the minutes be approved as presented. Ouida seconded. Motion carried.

**Treasurer's Report:** The treasurer distributed the 2013 Financials and explained various entries and figures. Cash on hand in checking and money market accounts totaled \$65,019. Ouida stated that the lien on lot 33 was removed due to the pending sale of the property and the settlement by the bank. Ouida also mentioned that Lot 23 (Brantley) is still overdue. Ed will contact the homeowner to discuss next steps. There were 5 homeowners that took advantage of the "2012 Dues Assessment Installment Agreement" offered by the Board. Joe moved to accept the treasurer's report. Terry seconded. Motion carried.

**Unfinished/Old Business:** The first item addressed was the updated Contact List by Ed. The list was distributed to the Board.

The second item of business was the clubhouse water heater. It is currently leaking and needs to be replaced. Joe is awaiting 3 bids to correct the problem. Ouida motioned to purchase a Gas Fired Tankless Water Heater to save operating cost. She also recommended that we set the maximum budget for the project at \$2,300. This will allow Joe to proceed quickly once all the bids are received. Terry seconded. Motion carried.

The third item of discussion was an update by Joe concerning the inspection of all the Trails End well equipment. The company that we use to repair our wells will inspect them along with Joe to ensure everything is working as designed. Joe anticipates this happening as soon as the weather permits.

The fourth item of discussion was an update by Joe about the backup batteries in the clubhouse "Exit Signs". Joe has replaced all the batteries and all but one unit is now working as designed. Joe will replace the flood light bulbs in that unit to see if that will correct the problem.

The fifth item discussed was the upgrade of the Trails End Website. Ed stated that he has learned some of the features offered but would like to wait until after the AGM Meeting before moving forward.

The sixth item of discussion was about preparing for an upcoming conference call to discuss the advantages of adopting the Georgia Property Owners Association Act into our By-Laws. The Board has a call scheduled for Monday 2/11 at 9AM with Amy Bray who is an attorney specializing in HOA matters. The Board will bring forward a proposal to all the homeowners if the merits are warranted.

The seventh item of discussion was about equipping five of our wells with Transfer Switches to accommodate emergency generators when the utility power is off. Joe has secured a low bid of \$400 per well to install these new switches. Ouida motioned to add the Transfer Switches. Ed seconded. Motion carried.

**New Business:** The only item discussed was the AGM Meeting on March 16, 2013. Ed reviewed several documents that would be required for the meeting.

The next meeting will be the AGM Meeting on March 16, 2013 at the clubhouse.

Motion to adjourn by Ouida, seconded by Joe. Motion carried. Meeting adjourned at 11:10 AM.

Respectfully submitted,

Terry Brettner, Secretary