

**Trails End Homeowners Association, Inc.**  
**Board Meeting Minutes**  
**June 15, 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 Vid Kuseliauskas . Dave Lakes (Lot 45) was also present as a guest.

**Secretary's Report:** The minutes of the previous Board meeting held on February 9, 2013 had been circulated via email to all board members and the reading of the minutes was waived. Two minor changes were required under the Secretaries Report. Terry will make the changes and replace the minutes currently on the website. Joe moved that the minutes be approved with the changes suggested. Ouida seconded. Motion carried.

**Treasurer's Report:** The treasurer distributed the 2013 Financials and explained various entries and figures. Cash on hand in the checking and money market accounts totaled \$54,386.42. Ouida stated that a lien on Lot 18 (Sibley) would be filed on Monday 6/17 for non- payment of dues. Ouida also mentioned that a partial payment for Lot 23 (Brantley) was received. Ed will follow up with Brantley to determine future payments required. Vid moved to accept the treasurer's report. Joe seconded. Motion carried.

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

The second item of business was an update from Ed on all the formal emails sent since the last Board meeting; Architectural Committee makeup ( Ed, Joe & Vid) sent 3/17/13, The approvals from the committee for Lot 43 sent 4/8/13 and Lot 30 sent 5/1/13. Deed Restriction/Violation Committee makeup (Ed, Joe & Terry) sent 3/17/13.

The third item of discussion was an update on Maintenance and Repairs to the Pool and Clubhouse. Joe mentioned that there were no issues found when the pool was opened this year. Joe did mention that the clubhouse thermostat is sometimes left on a very cool setting when no one is present. Ed will develop a sign to be put by the thermostat and on the exit door stating guidelines required when leaving the clubhouse. Ed will also send out an email to everyone in a Rental Program stating obligations for renters when they rent their cabin. The Board offered their thanks to Joe for doing a great job with the management of the pool and clubhouse.

The fourth item of discussion was an update by Joe on the Carpenter Bee issue at the clubhouse. He stated that it appears to be under control since a professional service has been treating the clubhouse area.

The fifth item discussed was the removal of the old unused LP Tank at the clubhouse. Ed will send a letter to Amerigas stating that the tank needs to be removed within 30 days or the HOA will dispose of it.

The sixth item of discussion was an update by Joe on troubleshooting pump 4. The contractor has not completed their investigation to date. Joe will follow up.

The seventh item of discussion was about upgrading the TEHOA Website. Ed has begun to implement this task. The upgraded site will allow restricted information to be stored and password protected.

**New Business:** The first item discussed was the possibility of amending the associations Rules & Regulations concerning the use of “Fireworks” and the requirements for “Dog Control” in the common areas of the development. Vid offered to discuss the requirements around fireworks with the Ellijay Sherriff and report back at the next meeting. Ed stated he would put together an email to the association covering “Dog Control” in the common areas.

The second item discussed was the possibility of using “Succession Planning” to help prepare future Board members. Terry suggested that maybe more Directors at Large could be added to the Board to help with this need. Ed stated he would look into this possibility.

Addendum item added to the notes after the meeting:

After further research by Ed, it was determined that our By-Laws would not let the Board add Directors even if they were non-voting. We can however appoint committees the Board feels appropriate. The committee members appointed would have to be approved by the entire Board. The purpose of the Succession Planning Committee would be to develop a group of knowledgeable and qualified individuals interested in serving on the Board at a future time. This topic will be discussed further at the next meeting.

The next Board meeting will be on August 24, 2013 at 10:00AM at the clubhouse.

Motion to adjourn by Joe, seconded by Vid. Motion carried. Meeting adjourned at 11:30 AM.

Respectfully submitted,

Terry Brettner, Secretary