

**Trails End Homeowners Association, Inc.**  
**Board Meeting Minutes**  
**August 24, 2013**

Meeting was called to order at 10:00 AM by President Ed Weyer at the Trails End Clubhouse. Also in attendance were Secretary Terry Brettner, Treasurer Ouida Leech & Director at Large Vid Kuseliauskas . Dave Lakes and Jeff Mack were also present as guests. Vice-president Joe Giordano was not present.

**Secretary's Report:** The minutes of the previous Board meeting held on June 15, 2013 had been circulated via email to all board members and the reading of the minutes was waived. The minutes were posted to the TE Website by Terry shortly after the June meeting. Vid moved that the minutes be approved. 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 \$43,086. Ouida stated that \$8,769 was recently spent to rebuild well #7. Ouida also mentioned that all the installment payments for the 2013 dues have been paid. Vid 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. He stated that all revised Contact Lists will be posted on the TE Website going forward. A revised by date will be listed on the first page to ensure everyone has the latest list.

The second item of business was an agreement by the Board that Joe will decide when to officially close the pool.

The third item of discussion was a discussion of any new clubhouse thermostat control issues since Ed posted signs on the front door and above the thermostat. The Board agreed that no new issues have been observed.

The fourth item of discussion was an update by Ed that the old LP gas tank had been removed by the vendor.

The fifth item discussed was an agreement by the Board to include the area along Flagpole in future mowings.

The sixth item of discussion was an update on the wells by Ed:

Well #4 – McClure well company will dig up the tanks and recommend a path forward to solve the problem.

Well #7 – As previously stated, this well was recently rebuilt using the constant velocity with soft start technology.

The five “transfer Switches” required to run the pumps with a back-up generator will be installed shortly. Once installed, clear directions will be posted at the pump sites so a safe cutover can be made to a backup generator during extended power outages.

The seventh item of discussion was about “Domestic Animal Control”. Terry stated that another incident recently occurred with Larry Johnson’s dog running loose on the common grounds. Ed will send an email to Larry requesting this issue be addressed going forward.

The eighth item discussed was an update by Vid on the use of legal fireworks on private property. He stated that the Gilmer County’s office confirmed that Non Commercial fireworks are legal on private property.

The ninth item discussed was an update by Ed on the status of Lot 23 owned by Brantley. Ed stated that Brantley filed for bankruptcy on July 31. The current renter of the property intends to stay 2 more months. Brantley has agreed to continue to pay the negotiated \$100/month for back dues as long as the renter stays in the house.

The tenth item discussed was the status of Lot 18 (Sibley). Ed confirmed that this account remains delinquent at this time.

The eleventh item discussed was the status of reorganizing the TE Website. Ed stated that he intends to continue reorganizing the website in the Fall as his time permits.

### **New Business:**

The first item of new business concerned a noise complaint filed on 8-14-13. The complaint alleges that on 8-14-13, gunfire and fireworks originating from lots 27 and/or 28, both of which are owned by Jeff Mack, generated concerns of personal safety, fire risk to property, and infringement on a property owner’s right to quiet enjoyment. The Board president received the written complaint via email and notified Jeff via email on the same day. In a follow-up phone conversation between Jeff and Board President, Ed Weyer, Jeff advised he would attend the next meeting in any event. Ed offered to place Jeff on the agenda for the next scheduled Board meeting on 8-24-13.

The discussion identified the concerns of the parties and a willingness to work through the situation in a cooperative fashion. The Board will monitor the situation to determine if further action is indicated.

The second item discussed was the issue of contractors working in the community leaving trash along the roadside. Vid stated that he has seen a lot more trash on the roadside in the last few weeks. Ed agreed to send an email to the property owners currently having construction done on their cabins.

The next Board meeting will be on November 9, 2013 at 10:00AM at the clubhouse.

Motion to adjourn by Ouida, seconded by Vid. Motion carried. Meeting adjourned at 11:45 AM.

Respectfully submitted,

Terry Brettner, Secretary