



The Trails Association, Inc.

703 E Nerge Road
Roselle, IL 60172

Board of Directors Meeting

DRAFT Minutes

Thursday, May 23rd, 2024 – 7:00 pm

- | | | |
|------|--------------------------------------------------------------|-----------|
| I. | Call to Order | President |
| | Meeting called to order at: 7:01 by Laura Sikat | |
| II. | Establish a Quorum of Board Members | President |
| | Board Members in Attendance: | |
| | 1. Frank Jarke | |
| | 2. Barb Rago | |
| | 3. Sandeep Mannur | |
| | 4. Heather Weiser | |
| | 5. Laura Sikat | |
| | 6. Ella Lapczynska | |
| | 7. Mark Hansen | |
| | 8. Anthony Rofus | |
| | 9. Eddie Bogert | |
| | Board Members Absent: NONE | |
| | Property Manager: NONE | |
| III. | Homeowner Forum (Maximum time 15 minutes) | Manager |
| IV. | Approval of Minutes (4/4 Board Meeting, 5/6 Special Meeting) | Manager |
| | Will be done in June | |
| V. | President's Report | President |
| | a. Board Model, Committee focus (B. Rago) | |
| | Elections of officers: | |
| | President: Frank | |
| | VP: Barb | |
| | Treasurer: Sandeep | |
| | Secretary: Heather | |
| | Budget: Ella | |
| | Ownership: Laura | |

ACC and Violation: Mark
Renovation and Landscaping: Eddie
Events: Anthony

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| VI. | Treasurer's Report
Sandeep gave report | Treasurer |
| VII. | Management Report
Absent,no report | Manager |
| VIII. | Old Business | Manager/Board |
| | <ul style="list-style-type: none">a. Board Model, Committee alignment (B. Rago)
Committee chairs assignedb. Board Pool Opening -Update
Pool opening the saturday of memorial day weekend. (5/25/24)c. Divergent Electric Work - Status
Eddie reported work should be getting done this week.d. 2024 Paint Cycle - Update
Eddie presented an alternative option.
Voted to trial it at \$500 a door for touch up.
Houses were picked and row of townhomes selected for trial.e. Tot Lot (Capital) - Vote

Barb motion to enter into a contract with Kompen to not exceed 202,000 to complete all work on the 3 tot lots. Seconded by Laura.
Discussion on ground coverings
Aye: Everyone
Nye:f. Clubhouse Parking Lot seal coat & striping - Vote
Anthony motion tog. Homeowner Seal Coating and Replacement - Updateh. Security System Assessment – BSG Proposal-Updatei. Xfinity – Marketing Agreement, funds flagged for reservice funding (unexpected income) - Updatej. Social Committee – Summer Bash - Vote
Motion by Anthony have the Summer Bash. Seconded by Eddie.
Aye: Anthony, Eddie
Nye: Sandeep, Barb, Laura, Heather
Mark?
Ella? | |
| IX. | New Business | President/Board |
| | <ul style="list-style-type: none">a. Election of Board of Director Positionsb. 22.1 Disclosure Update – Static Item | |

9:03 Laura. Motion to closed session. Seconded by Eddie.

X. Executive Session

President

XI. Reopen Board Meeting

President

Laura 9:57 move out of close session...sandeep second

XII. Adjournment

President

10:30 motion to adjourn the meeting.

Approved 6/27/24