



**THE TRAILS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**April 25, 2019**

- 1) Call to Order @ 7:03 p.m.
- 2) Roll Call by Secretary Dan Johnson not present. Attorney Ray Polach not present. Management Wendi Frisen present.
- 3) Approval of Board of Directors Meeting Minutes, 4/4/2019 - Cristy Happ moves to approve revised minutes of 4/4/19 (6g amended from "pool cover" to "suction drain cover". Second Frank Jarke. Aye remainder of board present.  
Approval of Board of Directors Meeting Agenda, 4/25/2019 - Jenn Hamelly moves to approve agenda for 4/25/19. Second Cristy Happ. Aye remainder of board present.
- 4) Audience Participation - 1. Pam Ullo: Wayne, Handyman with van, must remove his garbage. It's been there 2 years. Pam Ullo has photos of the garbage. 2. Carissa Aguilar. 488 Canterbury Trail, end unit. New resident. Got violation for fence, working on it. Dropping of fence caused by sliding dirt. Neighbors have retaining wall allegedly provided by Association. Would like retaining wall because her house seems to be sliding. She will email pictures, and ACC will check it out, and have Tony look at it.
- 5) Committee reports, proposals and recommendations:
  - a) Architectural Committee – Frank - nothing to report, but allegedly Laura and Dave have been approving things. Committee Chair- Frank has volunteered to take over as committee chair; Ray says it's not problem to have a board member as committee chair. Should we relieve Laura of her duties, and how? Once a month is inefficient. May 7 will be next ACC meeting at clubhouse at 6:30 p.m. Mark and Frank to discuss ACC going forward.
  - b) Treasurer's Report - Mark - We're the same as a year ago on balance sheet. Savings \$647k last year, now \$626k.
  - c) Management Committee - Wendi and Frank need to get together next week to go over Management manual. Thursday at 10:00 a.m.
  - d) Attorney Report - none.
  - e) President's Report - Furniture is coming tomorrow.
  - f) Social Committee: Children's Easter Party - recap: Great - inside. No real egg hunt, just gave the kids their eggs at the Easter bunny. Summer bash - save the date ready, Cristy working on letter, etc. DJ/photo booth and band have been spoken to. Food taken care of. Need to get tents, tables, etc.
  - g) Website/Trailblazer - on hold. Wendi tried to cancel the website. They're paid through 2021. We don't have SSL certification, they will fix it but for \$400. Table the discussion until

July or August, when we're used to Buildium. Probably keep domain name. Buildium will give us our own domain name, but can we transfer our current one over?

h) Parliamentarian - none.

6) Management Report -

a) MAS90 – Balances/Credits just over halfway - next week starting to put beginning balances in.

b) Buildium Kickoff - May 1 - training at 12:45 tomorrow, how to for administrative.

c) Property Manager Job Description/Ads - posted to 3 websites Indeed, Squarehire, Postjobfree.com; Mark would like to apply once we have applicants. Zarah looking for careerbuilder; Beckie suggests local facebook pages.

d) Kennedy Lift Station Update – Machine Parking - working on it. Requesting to park machinery on grass. No problem, but they need to fix any damage.

e) Clubhouse Rental Rules – Update - Fine if you're not out within 30 minutes. Fine if you have confetti. Beckie to make it more manageable.

i) Past party end time - leaving whenever they want. Still there at 2:30 a.m.

ii) Confetti - Rules say no confetti; confetti everywhere. Need to fine.

f) Mary's Tree - Wendi - Acres volunteered to donate tree and plaque. Mary loved willows and evergreen. Nice flowering tree that keeps flowers as long as possible. Wendi to get 3 suggestions from Riley.

g) Parking Spaces - Beckie has a diagram. Wendi to call tomorrow and find out what the village will allow. We would need to figure out rules, etc.

h) White Sands Curbs - redoing this summer.

7) Unfinished Business

a) Rental Rules Committee - Meeting - May 15 @ 7 p.m. @ clubhouse.

b) Audience Participation – Late Arrivals or Comments on Above -

8) New Business

a. Homeowner letters - Feral cat problems. Talk to Ray, check bylaws to see what we can do about it. Send letter to homeowner.

b. Jeff found hole on the side of house, pointing out to ACC. Jeff to write down address for Dave to write a violation. Also, contract is from 2011.

c. Audience participation - none.

9) Executive Session/Closed Session - none.

10) Adjournment - Heather Weiser moves to adjourn at 9:08 p.m. Second Frank Jarke. Aye balance of board present.

Upcoming Dates: May Board Meeting 5/23/19 @ 7:00 PM

Submitted,

Jenn Hamelly, Secretary