

Minutes were approved
at Feb 21, 2017 annual
meeting.

Trail's West Village Homeowners Association, Inc

Annual Meeting Minutes

June 8, 2016

Meeting began at 6:04 pm.

Introduction of the Board of Directors:

President: Christi Reece [present]
Treasurer: Daniel Kintz [present]

Members present: Darrell & Pat Smeaton, Allan Lamar, Darin Kamstra, Jerome Tofel, Bart Butzine, Dennis Baker 11 Proxies were received. [19 properties were represented]

Introduction of Heritage Team:

David Caldwell , Becky Jett

2015 Minutes were approved. HPM will post as approved on the website.

2016 Budget

- Dan K to check on individual line item amounts for Common Ground Maintenance from WD Yards contract to see if it is possible to drop or modify any line items in light of saving some money. Dan will report back to the Board with his findings.
- Discussed if keeping the 'early bird discount' was still in the best interests of the HOA since the budget is so tight. Heritage Property Management strongly suggested that this be dropped as it could negatively impact the budget. The Board will discuss this further at the next Board meeting as it would not go into effect until 2017. Further discussion about raising the dues was tabled until further meetings.
- M/S/C to approve the 2016 budget as presented. HPM to post on the website.
- Two (2) homeowners have not paid dues at this time. Both are on payment plans.

Old/Unfinished Business

- Discussion last year about repair of split rail fences continued. Many sections are in dire need of repair or replacement at this time. Specific areas were addressed as follows:
 - Going up the hill
 - Suggested and decided to remove this fence if it is not fixable.
 - Christi R is to contact Ute Water again to see if they have suggestions as to how to deal with the continued erosion along the trail and how best to contain it at the bottom of the hill. The RR ties at the bottom of the hill rot out and don't do an adequate job.

- At the top of the trail
 - Suggested and decided to remove the 2 section of fence here.
- Fences along S Camp—especially at each entrance
 - Several sections were destroyed by vandals last year.
 - Repairs have been done but fence is aging and is beginning to look very tacky.
 - Suggested to look into putting in a different style of fencing that would be more substantial or determine if a fence is absolutely necessary.
 - It was suggested that materials from the fences to be removed, be re-used as a temporary fix to the fences along S Camp.
- Fence around the pond
 - It was suggested that this needs to be a priority for safety reasons.
- Christi R will get quotes from several local fencing contractors regarding these issues. Based on these quotes, the Board will determine if replacing these fences is feasible at this time or if a special assessment would be needed.
- A suggestion was made to have a block party/community work day to take care of these issues.

New Business

- WD Yards did a very nice job of the repair needed due to an irrigation pipe break at 407 Mirada.
- Landscape maintenance along the path going up the hill. Dan to address this with WD Yards when he talks to them. The gravel/rock they put in last year has disappeared.
- Dan will evaluate and price rock for the path.
- Trails West Village has no violation enforcement policy detailing what letters and/or fines the HOA will send or assess in place at this time. HPM and the Board are working on getting one written in order to put some teeth into enforcing the CC&Rs. When completed, it was suggested to have a lawyer review them—Dennis Baker said he would be happy to help with that issue.
 - The Board wants to assure all residents that complaints of violations are addressed, but that they do not go out policing for violations. They would like to have all issues/violations addressed neighbor-to-neighbor before reporting to the Board.
 - Alan Lamar volunteered to speak the owners of the tree [Cannes] that is beginning to cover up the street sign and ask them to have it trimmed.
- One HOA member has suggested that a letter detailing the HOAs expectations be sent to all new owners and tenants. HPM will work on writing such a letter for new owners—but it is the owners' responsibility to ensure renters understand and comply with all rules. [HPM does not have list of tenants names or contact information, nor do we know when tenants change]

Nomination of Board Members

- Both Christi R and Dan K volunteered to continue serving on the Board.
- No volunteers nor nominations were received.

- M/S/C to retain current remaining Board members.

Other discussion

- Annual meeting for coming years needs to be held earlier in the year—preferably in Jan or Feb. HPM to contact the Board to schedule that.

Meeting adjourned at 7:38 pm.

Minutes taken by

Becky Jett

Heritage Property Management