

Trails West Village Homeowners Association, Inc.
Annual Meeting Minutes
April 26, 2022

Meeting began at 6:32 PM

Introduction of the Board of Directors:

- Board Member: Bart Butzine
- Board Member: Darrell Smeaton
- Board Member: Arlene Baker
- Board Member: Daniel Kintz (Resigned) (Absent)
- Board Member: Patricia Johns (Resigned)

Owners Present: Mike Gormley & Patricia Johns, Jan Folik, Allison Arcand, Lorelei Miller, Angela Askew, Bart Butzine, Ron Newhouse, Arlene Baker, Darrell Smeaton, Jerome Tofel, Lynn Moore & Matt Steele.

- Quorum was achieved [12 required; 2 proxies received; 14 properties were represented in person or by proxy]

Introduction of Heritage Property Management Members

- David Caldwell (Absent)
- Barbara Butzen
- Sarah Aragon

Approve 2021 Annual Meeting Minutes M/S/C 0 opposed

Unfinished Business

- Perimeter fence needs to be repaired, erosion around the bottom of posts is degrading the integrity of the fence.
- Heritage will get bids to repair and replace posts that are failing.
- Help getting irrigation water up the hill. Water pressure isn't the best. Owners may need to have a watering schedule, such as even and odd days.
- Cleaning the lines with a Hydrovac might clear up issues and help the system run better. Heritage will get a bid on what the Hydrovac will cost and also see what Josh from Thompson's says and any ideas he has.

New Business

- The cat tails in the pond are an issue. Josh trimmed them back but they are taking over. What is the best way to deal with them? Poisoning them in the fall might help.
- Issues of watering the trees on Altamira Court that are outside of the property.
- Rocks are gone in the walking path on Mirada Court in the common area and the area is eroding. Heritage will have a look at this area and assess for a solution to address this issue.

Trails West Village Homeowners Association, Inc.
Annual Meeting Minutes
April 26, 2022

2022 Proposed Budget

- Dues increase of 10% to go into effect next year 2023 since this year's dues have already been posted. Dues increase is \$46.00 to bring annual dues to \$508.00
- Dues increase was motioned M/S/C 0 opposed
- Budget was approved M/S/C 0 opposed

Nomination of Board Members:

- Daniel Kintz and Patricia Johns both resigned from the Board
- Bart Butzine, Darrell Smeaton & Arlene Baker will remain on the Board
- Floor opened for nominations
- Lori Miller was nominated
- Vote for the current slate of directors: Bart Butzine, Darrell Smeaton, Arlene Baker & Lori Miller. All in favor with none opposed.

Meeting adjourned at 7:22 PM

Minutes taken by
Sarah Aragon & Barbara Butzen
Heritage Property Management