

Minutes were approved at
the February 20, 2018
Annual Meeting

Trail's West Village Homeowners Association, Inc
Annual Meeting Minutes
February 21, 2017

Meeting began at 6:00 pm.

Introduction of the Board of Directors:

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

Members present: Jerry Tofel, William Frey, Dan Kintz, Darrell Smeaton, Allan Lamar, Keith White, Katie Ramsden, Steve Halliday, Christi Reece, Dennis Baker, Ann Johnson. 12 proxies were received from Robert Kuzma, Kristine Biggs, Sarah Delaloye, Myles Brown, Wendy Filener, Larry Filener, Vicki Vandruff, Robert Swingle, Fawn Lawrence, Jane Lewis, Kathleen Risky, Brian Gleason [23 properties were represented]

Introduction of Heritage Team:

David Caldwell , Becky Jett

2016 Minutes were approved as written. M/S/C. HPM will post as approved on the website.

Old/Unfinished Business

- Discussion from the last couple years about repair of split rail fences continued. Some sections are still in need of repair at this time.
 - Dan K. had done some repairs last year but supplies were limited.
 - Dan K. will do more repairs this year--would like volunteers to help.
 - They will pay special attention to the section that was destroyed by vandals near the corner of Altamira and S Camp.
 - Since the fence continues to deteriorate due to age, it was suggested that a line item for fence repair be added to the budget in coming years. The Board will take this under consideration.
- Previous concerns regarding TWV not having an Enforcement Policy were allayed as HPM received a copy from previous a Board member and has posted it to the website under Policy & Procedure.
 - HP and the Board continue 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.

New Business

- Katie R. voiced a concern about compromised safety at the intersection of Altamira and S Camp. There is a pump house there that interferes with driver's vision of on-coming traffic along S Camp when exiting the subdivision.
 - Pump house belongs to Redlands Water and Power--not the HOA.
 - Christi R. and Katie R. will contact RW&P to see if the pump house can be modified to alleviate this concern.

- Another safety concern was raised about the speed limit along S Camp. This is an issue that needs to be brought to the attention of the GJ Police for enforcement.
- Concerns about several trees in the neighborhood were aired.
 - The blue spruce at the corner of Altamira and S Camp needs to be trimmed desperately.
 - Large elm tree in front of 391 Mirada Ct needs to be removed as it poses a hazard in any windstorm.
 - Dan K. will contact someone to get an estimate to address these two trees. HPM had gotten estimates previously and it was felt both were excessive.
- Kristi R. and Katie R. will plan a spring-time block party.
 - Will enable residents to meet and get to know neighbors.
 - Desire is to increase interest in maintaining and engendering neighborhood pride and willingness to volunteer time to address issues such as fence and trail maintenance.
- Numerous issues regarding landscaping were brought up. See discussion under Budget.

2017 Budget

- WD Yards contract needs to be reviewed. Prices increased again for 2017. Neither the Board nor homeowners are convinced all the services are necessary.
 - Dan K. and Steve H. to review and determine which line items are truly needed. They will get this information to HPM.
 - HPM to solicit bids for a new full-service contractor.
 - Would like to keep a single provider for all landscape needs.
 - Needs to be knowledgeable about maintaining pumps irrigation system.
 - Multi-year contracts to be encouraged as a possible money saver.
- Actual Irrigation system expense for 2016 was excessive as the HOA had to pay to repair a break under a driveway which involved replacing concrete.
- Discussion about current dues amount ensued.
 - 'Early bird discount' is not being offered for 2017 as the budget is tight.
 - The possibility of a dues increase for next year was raised.
 - HPM to research the permitted increase amount and report back to the Board.
 - 26 members have paid in full for 2017 at this time.
- M/S/C to approve the 2017 budget as presented. HPM to post approved budget on the website.

Nomination of Board Members

- Both Christi R and Dan K volunteered to continue serving on the Board.
- Dennis Baker and Katie Ramsden volunteered to serve on the Board.
- No further volunteers nor nominations were received.
- M/S/C to accept the following as Board Members for the upcoming year:
 - Christi Reece
 - Dan Kintz
 - Dennis Baker
 - Katie Ramsden

Meeting adjourned at 7:18 pm.

Minutes taken by

Becky Jett

Heritage Property Management