

Meeting Minutes were approved
at the February 13, 2019 Annual
Meeting.

Trails West Village Homeowners Association, Inc.

Annual Meeting Minutes

February 20, 2018

Meeting began at 6:00 PM

Introduction of Board of Directors:

President: Christi Reece

Treasurer: Daniel Kintz

Board Member: Dennis Baker

Board Member: Katie Ramsden

Members present: Jerry Tofel, Darrell Smeaton, Michael Houston, Darin Kamstra, Alison Arcand, Christi Reece, Dennis Baker, Katie Ramsden and Jes & Jennifer Stephens. 13 proxies were received from John Bratteli, Myles Brown, Kristine Biggs, Jane Lewis, Vicki Vandruff, Kathleen Risky, Robert Lillie, W. Todd Sisson, Ann Johnson, Mollie Lamar, Dan Kintz, Roger Swingle and Judy Macy.

- Quorum was achieved. [12 required; 22 properties were represented in person or by proxy]

Introduction of Heritage Team:

David Caldwell & Debi Caldwell

2017 Minutes were approved as written. M/S/C. HPM will post approved minutes on the website.

Old/Unfinished Business:

- Katie Ramsden continues to work on the compromised safety of the pump house at the intersection of Altamira and South Camp. The pump house interferes with driver's vision of on-coming traffic.
- Some sections of the split rail fence are still in need of repair. Board Members will walk the neighborhood in the next few weeks and make a decision.
- A policy is in place to fine homeowners with violations. HPM will update the Board on when violations are reported and actions being taken to resolve these issues.

New Business:

- Members present welcomed Jes & Jennifer Stephens and Mike & Felicia Houston to the subdivision.
- The pond will need to be dredged in the future. Not necessary at this time. Will be evaluated in the Spring. HPM will send email to All Phase Landscaping to examine in the Spring.
- The limbs on the bottom of the blue spruce at the corner of Altamira and South Camp need to be trimmed. Dennis has an estimate of \$175 from T4. M/S/C

- Discussion regarding mud running off Miranda Ct. This is not an HOA responsibility. It is each homeowner's responsibility. May be cost prohibitive. Email from Heather Steele to HPM was given to Christi. She will follow-up with Heather.

2018 Budget:

- Need clarification on the budget regarding the Landscape Maintenance (On Contract) line item. Actual 2017 shows \$3,699.99 and Budget 2018 shows \$8,164.00. HPM will investigate and report back to the Board and Homeowners.
- M/S/C to approve 2018 budget as presented, providing landscape maintenance issue above is investigated and corrections made if warranted. HPM to post approved budget on the website.

Nomination of Board Members:

- Current Board to remain. M/S/C

Meeting adjourned at 6:50 PM

Minutes taken by
Debi Caldwell
Heritage Property Management