

Trails West Village Homeowners Association, Inc.

Annual Meeting Minutes

February 13, 2019

Meeting began at 6:01 PM

Meeting Minutes approved at the
February 12, 2020 Annual
Meeting with 1 correction.

Introduction of Board of Directors:

President: Christi Reece

Treasurer: Daniel Kintz

Board Member: Dennis Baker [proxy]

Board Member: Katie Ramsden [proxy]

Members present: Jerry Tofel, Dan Kintz, Darrell Smeaton, Mike Gormley, Patricia Johns, Rick & Dolore Hoffman, Allan Lamar, Regina Dallago, Steven Halliday, Christi Reece, Darin Kamstra, and Felicia Houston

- Quorum was achieved. [12 required; 8 proxies received; 20 properties were represented in person or by proxy]

Introduction of Heritage Team:

David Caldwell & Elizabeth Marvin

2018 Minutes were approved as written. M/S/C. HPM will post approved minutes on the website.

Old/Unfinished Business:

- Discussion on the pumphouse at the intersection of Altamira and South Camp.
 - Belongs to Redlands Water.
 - A traffic study was requested for this area. The HOA did not receive results.
 - Steve Halliday will follow up with the city regarding this traffic issue.
- Issues with the dirt runoff when there is significant rain
 - The city cleaned up some of the mud out of the street last summer
 - Options to put some barriers to divert the water and mud
 - The hillside belongs to the HOA. The city has an easement for water lines
 - Robert McGregor owns the property at the top of the hill – he has been hesitant to allow anyone on his property to address the issues.
 - A large French drain system could be used to bring the water to the street
 - Large rocks could be placed to prevent the mud from flooding the area
 - As a short-term solution some residents could volunteer to remove the mud until the city can come in.
 - Any permanent solution will likely be expensive
 - An engineering firm would be able to provide a report

New Business:

- Broken letters on the HOA signs need to be replaced. Mollie Lamar will gather quote to address the issue.
- Irrigation system

- Thompsons Landscaping will need to evaluate the irrigation pond. Evaluated in 2018 and state that it is at 9 inches and will need to be ~~dragged~~ dredged at 18 inches
- Issues on Mirada have been ongoing.
- All homes are not able to water at the same time. This will reduce water pressure and will impact the homes that are located near the top of the subdivision.
- Pump was repaired in 2018 and an insurance claim was processed for the repairs.
- The current pump is the largest possible pump for the current pumphouse.
- A watering schedule may need to be put in place. It was attempted in the past and was not received well.
- Comments about the sludge in the lines. The pump has been checked frequently to see what may be causing this. At this time no solutions have been presented.

2019 Budget:

- Comment that costs are always increasing
- The current proposed budget is in the red for 2019
- Question about the cost of the landscape contract. Thompsons has increased their rate due to the level of work necessary.
- Additional gravel needed on one of the trails. Suggestion that this should wait until after the run-off issue is addressed.
- The Board has the authority to increase the dues each year a certain percentage.
- Suggestion that a vote be held to increase the dues 10% for 2019. This will be a total of \$420 due for 2019.
- Motion to increase the dues by \$35 for 2019 (total of \$420) Second/All in Favor/None opposed.
- Budget approved at presented with the increase of \$35 in annual HOA dues. M/S/C. HPM will post to website.

Nomination of Board Members:

- Christi Reece has sold her property and will no longer serve on the Board.
- Daniel, Dennis and Katie all volunteer to continue.
- Floor opened for nominations. None received
- Vote of Confidence for the current Board to remain another year.
- Any vacancy on the Board can be filled by the Board. It was recommended that a notice be sent out with statements to let homeowners know that there are Board positions available.
- It was also suggested that a copy of the current Rules and Regulations be send with the annual statements.

Meeting adjourned at 7:12 PM

Minutes taken by
Elizabeth Marvin
Heritage Property Management