

# Trails West Village Homeowners Association, Inc.

Annual Meeting Minutes

March 29, 2021

Meeting began at 6:00 PM

Introduction of Board of Directors:

- Board Member: Daniel Kintz
- Board Member: Bart Butzine
- Board Member: Patricia Johns
- Board Member: Darrell Smeaton

Members present: Dennis & Arlene Baker, Jerry Tofel, Patricia Johns & Michael Gormley, Richard Arcand, Darrell Smeaton, Lorelei Miller, Bart Butzine and Dan Kintz.

- Quorum was achieved. [12 required; 7 proxies received; 15 properties were represented in person or by proxy]

Introduction of Heritage Property Management Team:

David Caldwell, Elizabeth Blevins and Barbara Butzen

2020 Minutes were approved as written. HPM will post approved minutes on the website.

Old/Unfinished Business:

- South Camp Fence
  - After the Board was notified that the special assessment did not pass the decision was made to repair the fence and have the replacement take place at another time due to cost.
  - There are some rails missing near the pond (4 posts near the pond that need to be replaced, another post near 2201 Mescalero as well as 2 rails down).
  - The Board can direct HPM on how to address these issues.

New Business:

- Comment that the head gate is closed when the irrigation system is not on to keep animals out.
- The HOA still needs to sign the 2021 landscaping and irrigation contract.
- Thompsons will fill the spot if the contract is not signed.
- Patricia is in favor of signing the contract.
- Comment that the cat tails will need to be addressed. The Board plans to complete this project.
- The water is mostly out of the pond and the pump is sitting on the ground. The Board will take a look at the pump to discover if anything needs to be done.
- Bart states that there are still revisions that need to be made to the contract.
- Darrell is in favor of signing the contract with a note that there was an increase.
- Dan states that there are still concerns with the contract.

- Comment that the Board did review 4 different vendors for landscaping and that Thompsons was the best as far as services included and cost.
- It was requested that the aeration be removed from the contract before it is signed. HPM will contact Thompsons and advise of this change and sign the updated contract on the Board's behalf.
- There are 2 trees at the corner of Altamira Court that need to be trimmed (especially the blue spruce) this is not included in the Thompsons contract and will need to be addressed by another vendor.
- Comment that there are some large cracks in the street. These are city streets that will be addressed as they determine appropriate. Comment that there have been individuals out looking at the streets.

#### 2021 Budget:

- Budget approved at presented. Motion/Second/Carried. HPM will post to website.

#### Nomination of Board Members:

- All current Board Members are willing to remain.
- Floor opened for nominations
- Arlene Baker nominated.
- Floor closed.
- Vote for the current slate of directors: Daniel Kintz, Bart Butzine, Patricia Johns, Darrell Smeaton and Arlene Baker. All in favor with none opposed.
- Comment that the Board would like owners to contact HPM if there are any issues within the subdivision.

Meeting adjourned at 6:27 PM

Minutes taken by  
Elizabeth Blevins  
Heritage Property Management