

Trails West Village Homeowners Association, Inc.

Annual Meeting Minutes

February 12, 2020

Meeting began at 6:01 PM

Meeting Minutes were approved at
the March 29, 2021 Annual Meeting.

Introduction of Board of Directors:

Board Member: Daniel Kintz

Board Member: Dennis Baker

Board Member: Katie Ramsden [absent]

Members present: Dennis & Arlene Baker, Patricia Johns & Mike Gormley, Regina Dallago & Steve Halliday, Dan Kintz, Jerry Tofel, Dennis Smeaton, and Burt Butzine.

- Quorum was achieved. [12 required; 10 proxies received; 17 properties were represented in person or by proxy]

Introduction of Heritage Team:

David Caldwell & Elizabeth Marvin

2019 Minutes were approved with one correction. M/S/C. HPM will post approved minutes on the website.

Old/Unfinished Business:

- Discussion on the South Camp fence:
 - The special assessment did not pass.
 - Question about the price to repair this fence vs replacing it. Some areas are in need of repairs, however it may not need to be completely replaced.
 - Question if the fence that was on Mirada Court that was removed could be replaced. There are several children that have been playing on the rocks in the area.
 - HPM will request a bid for repairs from Taylor Fence as well as Baker Services for the repair of the South Camp fence as well as the replacement of the Mirada fence.
- There is an irrigation line that has been causing issues with mud in the area of the trail from the canal to Mirada. HPM will have Thompson's Landscaping take a look at this once the water is on.
- Comment that erosion may be causing some issues with the fence.
- Comment that it would help to have the irrigation on earlier this year if possible. HPM will pass this request along to Thompson's Landscaping.

New Business:

- Owner request that the pond be dredged.
 - Several owners have issues with cleaning the filters often (daily or weekly).
 - Comment that this is actually caused by algae.
 - The HOA is also utilizing dirty ditch water.

- A large special assessment was required when the pond was dredged several years ago as it cost approximately \$18,000.
- Some surrounding HOA's irrigation systems are set up differently, such as Renaissance which has a gravity fed system with each owner maintaining a cistern and individual pump on their property. The Trails West developer chose to set the system up with a pond and pump.
- Question if the algae can be killed or a bubbler could be added to the pond to help prevent the algae build up. HPM will ask Thompson's Landscaping if they have any suggestions.

2020 Budget:

- Comment that the proposed budget puts the HOA in the red for the year.
- There is an increase in the on contract landscaping - due to increased costs.
- The landscaping off contract in 2019 was partially due to some tree removal.
- There is no increase anticipated in postage costs, however the budget for this line item was increased due to being over budget last year.
- The HOA does have some funds in the bank, which would cover pump repair, etc.
- Currently the HOA does not have any delinquent owners beyond the 2020 dues which are due April 1st.
- Question on why the income was more than the 59 homes - typically caused by a payment of previously delinquent dues. This delinquent owner is also why there were lien processing fees.
- Budget approved as presented. M/S/C. HPM will post to website.

Nomination of Board Members:

- Dennis Baker is resigning from the Board.
- Dan Kintz is willing to continue.
- Question on how much work the Board does - HPM is the main point of contact and will funnel information to the Board for review and decisions.
- Comment that Katie participates somewhat. No comment from her one way or the other if she is willing to continue as a Board Member.
- Floor opened for nominations
- Patricia Johns self-nominated
- Bart Butzine self-nominated
- Nominations closed
- Vote to accept the slate of directors as Dan Kintz, Patricia Johns and Bart Butzine. All in favor with none opposed.
- Board can meet to discuss specific positions.
- Thank you Dennis for your years of service!

Meeting adjourned at 6:34 PM

Minutes taken by
Elizabeth Marvin
Heritage Property Management