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## **Trails West Village Homeowners Association, Inc.**

Special Meeting Minutes

September 12, 2022

Meeting began at 6:32 PM

Introduction of the Board of Directors:

Board Member: Bart Butzine (Resigned)

Board Member: Darrell Smeaton

Board Member: Arlene Baker

Board Member: Lori Miller

Owners Present: Mike Gormley & Patricia Johns, Jan Frolik, Brian & Allison Arcand, Lori Miller, Darrell Smeaton, Jerome Tofel, Patty Clark, Jan Harr, Clint & Danyielle Blaylock, Connie Hahn, Ginny Koerner, Cathy Bonan-Hamada, Stevan Halliday, Erin McLemore, Lynn Manahan, Karen & Ken Sublett, Cheryl Cable, Katie & Mike Ramsden, Erik Hemstad, Rachel Cambray and Arlene & Dennis Baker.

- Quorum was achieved [6 proxies received; 27 properties were represented in person or by proxy]

Introduction of Heritage Property Management Members

Barbara Butzen

Sarah Aragon

Karen Houlihan

Unfinished Business

- The leak on Mirada has been repaired and waiting for restoration to finish the process.
- The pump came in without the relay switch, Thompson's is addressing the issue.

New Business

- Pond dredging – bids being received by Heritage. The last dredge was 11 years ago.
- Pond maintenance and cat tail mitigation. Air Max was ordered to kill the cat tails. – On hold now until dredge is complete.
- Dredging every 5-6 years for routine maintenance. The liner should last 30 years and is possibly repairable.
- The Irrigation system is 28 years old and will continue to age.
- Having a backup pump would be a good idea for when pump fails in the coming years.
- Heritage will request landscaping bids for 2023 season.
- Comments made for removal of grass in common area to reduce irrigation & maintenance costs is an option.

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- Special Thanks to Clint Blaylock and Erik Hemstad for all of their assistance on the Mirada leak.
- Special Thank you to Brian Arcand for taking care of the pump daily.
- A big thank you to Bart for all of the services provided while on the Board. Best of luck in all your future endeavors.

### Proposed Special Assessment for Capital Improvements

- Motion to assess \$500 per door
- Motion / Second / Carried 18 in favor 0 opposed

Meeting adjourned at 7:46 PM

Minutes taken by  
Sarah Aragon & Barbara Butzen  
Heritage Property Management