

Organization Name		Type of document	
Trinity Lake Homeowners Association		Meeting Minutes	
Name of document		Version Number	Page
Meeting Minutes - Board of Directors - April 26_2010.DOC		1.0	1 (3)

Subject : Board of Directors Meeting
Issuer : Beverly Satterfield
Time : April 26, 2010 – 7 p.m. – 9:20 p.m.
Place : Trinity Lake Clubhouse
Distribution : Board of Directors
Next meeting : TBD
Established : April 26, 2010

Present:

Board:

Burma Shipman, President
 Jeremy Kosin, 1st Vice President
 Charles Allen, 2nd Vice President
 Mike Lipperman, Treasurer
 Beverly Satterfield, Secretary

SUMMARY

The meeting of the Trinity Lake, Board of Directors was held on Monday, April 26, 2010 at 7:00 p.m. at the Trinity Lake Club House.

Reading of the minutes from March 22, 2010 and March 29, 2010. Minutes accepted and approved with corrections.

Board agreed to the reading of the January 19th minutes at the May 3rd board of elections meeting. Board agreed that these would be the only minutes shared.

Financial Report:

Dues collected for the month of March 2010 = \$39,000.
 Dues collected for 2010 = \$67,000.
 Outstanding dues for 2010 = \$87,000
 Estimated 100 homes have yet to pay dues.
 Expense reported for March = < \$5,000
 Fees are normal.
 Receive statement around the 23rd of the month.

Question: What is the cost to send out violation letters?

Reviewed clubhouse rental schedule presented by president.

Organization Name Trinity Lake Homeowners Association	Type of document Meeting Minutes	
Name of document Meeting Minutes - Board of Directors - April 26_2010.DOC	Version Number 1.0	Page 2 (3)

- Not clear on who requested rental and actually paid and when rented.
- Until the monies are received, reservation not paid for.
- Request made to have a spreadsheet communicating all rentals and all their transactions in reference to the rentals.
- Treasurer does not have monies for all proposed rentals.
- Club house chair must provide.
- Motion made to return Sophia Roberts \$175 for cancellation of rental.
- Hailey Family reserved club house for April 28th – 29th.
- Motion made that Hailey family use the clubhouse from 3:00 p.m. on April 28th -29th until
- Board needs to create a bereavement policy to be communicated to the HOA
- Reviewed agenda for HOA meeting scheduled for May 3, 2010.
- Twenty-one homes = quorum.

Question: Who can run for election? Can you run if have not paid your dues?

- Request made to have time parameters on HOA meetings.
- Request made to have time keeper at meeting.

Question: Should homeowners get a clubhouse report?

Question: Do we have a policy to address candidates that turn in their applications late.

Reviewed Pool Rules & Regulations.

Question: What should be on the signs at the pool vs. what is actually stated in the policy?

President will consolidate policy to match what is on the sign.

Pool monitor applications were given to president.

Question: Why were applications given to President when all communications stated that Charles Allen was the contact person for the Pool Monitors?

Applicants:

Wes Sumner
Jessica Scarborough
Whitney Springs

Board will interview and select 2 and reduce hours to accommodate the need of the community.

Organization Name	Type of document	
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Name of document	Version Number	Page
Meeting Minutes - Board of Directors - April 26_2010.DOC	1.0	3 (3)

Pool passes mailed April 27, 2010 per the President.

- HO looking to cut the river birch trees on May 15, 2010. Normal cost to cut down tree is \$200 per tree. There is a dead tree by the pier. Need to determine cost to have a dumpster to remove the stumps.
- Motion made to have Bill Tree Service to remove 20 stumps not to exceed \$600.
- If money is left over from Lake Project, Jeremy will further investigate reallocation of these funds for additional tree services that are needed.
- Clubhouse blind have been ordered. Will be installed this week.
- President signed agreement for Jani King to provide one-time cleaning and also for the one-time cleaning of the floors.
- Motion made to have one-time cleanup from Jani King and to open up to all others in the community to bid on the cleaning of the clubhouse.
- Discussed repairing of the patio. Siding has to be pulled and Rotor Rooter will be called to come by. Further investigation needed.

Lake Management:

Discussions tabled for further investigations.

Motion made to repair pier ASAP.

Need to have previous vendor to come back out to replace the railings.

- Mullins receipt has been tabled for further discussion.
- KHOV requested keys to be provided to the sales office for the viewing of the clubhouse.
- Motion made to use Heather for emergency uploading of items to the website only until software is purchased for Secretary to use.
- Motion made to provide Earl with 2 rolls of SOD.
- An additional roll will cost \$34.20. It will cost \$150 to deliver. Further investigation needed to determine cost of renting a truck.

Meeting adjourned at 9:20 p.m.