

• **Board of Directors Meeting**

<ul style="list-style-type: none"> <li>• Organization Name</li> <li>• <b>Trinity Lake Homeowners Association</b></li> </ul>	<ul style="list-style-type: none"> <li>• Type of document</li> <li>• <b>SPECIAL Meeting Minutes</b></li> </ul>		
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**Issuer:** Keith Fantroy, Secretary

**Location:** Trinity Lake Clubhouse

**Distribution:** Board of Directors

**Present:** Renita Brewington President, Karl Robinson Vice President, Burma Shipman Treasurer, Keith Fantroy Secretary, Jean Burton Assist. Secretary

**SUMMARY:**

1. Meeting was called to order by president at 7:14 p.m.
2. No minutes or agenda provided for this special meeting. Purpose to cover any contractor concerns and/or to finalize all contracts.
3. Discussion about additional landscape proposals that have been presented.
  - A motion was placed by Karl Robinson to eliminate 2 contractors from consideration after a review of all submitted proposals, leaving just two. Approved by majority Renita Brewington, Jean Burton and Keith Fantroy. Abstain Burma Shipman.
  - A motion was placed by Keith Fantroy to renew the current landscaper's contract All Things Services with an extended year. The motion failed to receive a second and was struck down.
  - A motion was placed by Karl Robinson to have last to proposals considered and that everyone conducted their own analysis of the proposals. Approved by majority Renita Brewington and Jean Burton. Abstain Burma Shipman and Keith Fantroy.
4. Discussion about lake management new proposed 3 year contract. A motion was place by Karl Robinson to approve the proposed 3 year contract with the following stipulations to be completed within 30 days of notification.
  - To remove all debris in the upper end (mouth, shallow end) of the lake.
  - To remove all debris within the 30 foot buffer that surrounds the lake shorelines, all inlets and drain inlets.
  - Approved by majority Renita Brewington, Jean Burton and Keith Fantroy. Abstain Burma Shipman.
5. A motion was placed by Karl Robinson to extend Make It Right contract for 24 months with the following additional requirements, with the relief of any liability from the association. The

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cleaning of all appliances as part of his monthly detail cleaning of the clubhouse. Approved unanimously.

6. A motion was placed by Karl Robinson to renew Blue Water current contract for 24 months. Approved unanimously.
7. A motion was placed by Jean Burton to remove all the debris behind the clubhouse and storage building with the exception of the wooded fence for \$100.00 by Yourway Services. Approved by majority Renita Brewington, Jean Burton and Burma Shipman. Abstain Keith Fantroy.
8. A motion was placed by Karl Robinson to replace with Costco brand of HP printer cartridges for \$457.49 and to begin a monitoring process to keep track of use. Approved unanimously.
9. Discussion about Lake Sign and new lake policy. All information has been given to Lake Chairperson and will be followed up by Renita Brewington.
10. Discussion about homeowner that has not kept up with agreement. Management Company will be notified to continue with process that is in place. Approved unanimously.
11. A motion was place by Karl Robinson to have HOA to reimburse board members or committee chairpersons that would like to attend HOA training classes in Raleigh or Charlotte, up to \$99 and mileage up to \$20. Approved unanimously.
12. Discussion about Holiday Social event in December. A motion was placed by Keith Fantroy to investigate having the event catered. Approved by majority Renita Brewington, Jean Burton and Keith Fantroy. Abstain Burma Shipman.
13. A motion was placed by Keith Fantroy to adjourn at 9:26 pm. Approved unanimously.