

• **Board of Directors Meeting** •

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• Trinity Lake Homeowners Association	• Meeting Minutes	
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• December 21, 2015, Meeting Minutes	• 7:00 p.m.	• 1/2

Issuer: Keith Fantroy, Secretary

Location: Trinity Lake Clubhouse

Distribution: Board of Directors

Next Meeting: January 25, 2015, 7:00 p.m., Trinity Lake Clubhouse

Present: Renita Brewington President, Karl Robinson Vice President, Chris Lee Treasurer, Keith Fantroy Secretary, Jean Burton Assist. Secretary

Present: James & Dawn Broadnax, Vernita Harris Hospitality/Welcome Chair

SUMMARY:

1. Meeting was called to order by president at 7:13 p.m.
2. Agenda and minutes were adopted with modifications. Approved unanimously.
3. Discussion with homeowner about complaints received about large trash items left at curb for several days. Homeowner was present for meeting and explained that the trash company had been paid to remove those large items. After realizing they had missed him, he notified them again. During this period he had receive notification from Management Company. The items have been removed. The homeowner also stated that he hadn't received a copy of the By-Laws or Covenant. He left his email and a link to the website with all information would be sent to him. It was discovered that all homeowners or renters must receive a copy of the governing documents.
4. Discussion about contracts and which ones have been signed. Make It Right's contract will be updated by Keith Fantroy and submitted for signing. PMI's contract will need to be signed.
5. Discussion about landscaping services and its deficiencies. A motion was placed by Karl Robinson to open bidding on the scope of work that has been outlined for the needs of the community in the area on landscape maintenance and all bids should be in by February 28, 2016 BOD meeting. Approved unanimously.
6. Discussion about holiday social turnout and its expense. The event was budgeted for \$1100.00 but exceed it by \$112.00. The turnout was a modest 69 -75 guest. The board discussed concerns that with a modest turnout that the committee was over budget. The chair explained

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the planning was for over 100 with an emphasis on new homeowners. A motion was placed by Karl Robinson to reimburse \$112.00 for the overage and going forward to have the holiday social be catered to control the cost.

7. Discussion about getting tennis court windscreen installed. Jean Burton will follow up on that matter. Additionally, the lock for the tennis court gate is missing. A new lock will be needed to replace the lost one. Lock need to use same key as pool key.
8. Discussion about new website (Nextdoor) to help keep homeowner aware of criminal activities in the community and surrounding areas.
9. Discussion about scheduling the mapping of the lake. Renita will contact Forster Lake to see when they plan on getting it done.
10. Discussion about violations in the community. Karl has addressed all the latest that have been reported.
11. Discussion about clubhouse keys that have been misplaced by the hospitality committee. The keys have been found and turned in to Keith Fantroy.
12. Discussion about homeowners that have outstanding dues. Renita will check to see if any deadlines have been set and/or have passed.
13. Discussion about have all committee chairs to attend our next board meeting. The objective is to set goals, plan for the year, and submit a budget also to find out what they will need from the board of directors.
14. Discussion about HOA quarterly meetings in 2016. The board will conduct its first HOA meeting in March 2016.
15. A motion was placed by Keith Fantroy to adjourn at 9:10 pm. Approved unanimously.