

• **Board of Directors Meeting** •

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| • April 15, 2013, Meeting Minutes | • 7:00 p.m. | • 1 / 2 |

Issuer: Keith Fantroy, Secretary

Location: Trinity Lake Clubhouse

Distribution: Board of Directors

Next Meeting: May 20, 2013, 7:00 p.m., Trinity Lake Clubhouse

Present: Renita Brewington Vice President, Keith Fantroy Secretary, Secretary, Charles Allen Asst. Secretary, Connie Slade, Director

Absent: Ed Zimmerman President/Pro-temp Treasurer

Present: Brian Burton, Verlista McCloud

SUMMARY:

1. Meeting was called to order by the vice president at 7:25 p.m.
2. Agenda was adopted with changes. Approved unanimously.
3. Minutes were tabled from the March 18, 2013 BOD meeting, they were incomplete.
4. Discussion with home owner Brian Burton. He wanted to express his concerns about the increase in the clubhouse rental rate to \$100 up from \$75, scheduled for June 1, 2013. He was not in favor of the increase.
5. A motion was placed by Charles to approve the irrigation contract with a termination clause added to contract. Approved unanimously.
6. Discussion about an estimate to pave the walkway down to the lake docks. It was suggested that steps be added and that the estimates should be revised to reflect this.
7. Discussion about the results of the reconditioning of the clubhouse floors and the switch to a satin finish. Also, that the cleaning company is to use the Squeaky Clean solution recommended by Jani-King.
8. Discussion about beaver dam and its current status. The contractor has disassembled the dam and increased water flow in that area. He will return and remove all the dead debris when the weather permits.
9. Discussion about Safety and Lake Committees rescheduling their meeting for April 22, 2013. The times are as outlined in previous meeting.

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10. Discussion about pool opening early. Blue Water has been emailed about his schedule and reminded of our goals to be ready before or on May 17, 2013.
11. Discussion about the Nominations process about the dates and what was included in the mailing. All dates were reconfirmed with Mr. Slade and all documents were updated appropriately with Megan at Prestige Management.
12. Discussion about pest control for clubhouse. Maintenance will get exterminator to inspect clubhouse.
13. Discussion about landscape in common buffer zone around lake and in the back of some homeowners. It was recommended by landscaper to allow the buffer to grow naturally.
14. A motion was placed by Charles to approve a contract from Reasonable Repairs not to exceed \$12,500 with the following conditions. a) A beginning and end date. b) 10 day grace period. c) 1% daily penalty of the total contract, if work is not completed on or by end date. Approved unanimously.
15. Discussion about front entrance beautification was tabled.
16. Discussion about committee reports:
 - Lake – working on Emergency Action Plan
 - Hospitality/Welcome- working on plans for annual cook out
17. Discussion about annual meeting agenda was tabled because Ed was not available and he would need to coordinate with Connie and Megan.
18. Discussion about Glen Laurel and their desire to have access to the pool during the pool season. This item tabled to be discussed with the next board.
19. Discussion about a bereavement policy was tabled.
20. Discussion about clubhouse cleaning contractor cancelling the contract. Charles will be contacting one of the other proposals to see if they would match her contract.
21. A motion was placed by Charles to adjourn at 9:38pm, Approved unanimously.