

• **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>Meeting Minutes</b></li> </ul>		
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**Issuer:** Keith Fantroy, Secretary

**Location:** Trinity Lake Clubhouse

**Distribution:** Board of Directors

**Next Meeting:** July 9, 2012, 7:00 p.m., Trinity Lake Clubhouse

**Present:**

**Board Members:** Ed Zimmerman President, Renita Brewington Vice President, Connie Slade Treasurer, Keith Fantroy Secretary, Charles Allen Asst. Secretary

**Committee Chairs:** Karl Robinson, Architectural / Violations, Ann Nolen & Robin Montgomery, Hospitality / Welcome

**Homeowners:** Earl Dorman, Roy Thompson, Calvin Davis

**Others:** Mackie Bros owners and Michael Nunn

**SUMMARY:**

1. Meeting was called to order by the president at 7:08 p.m.
2. Agenda was unanimously approved after making adjustment.
3. Discussion with Mackie Bros concerning several topics: 1) Delays in pool opening. 2) Lack of communications about status of completion. 3) The additional charge to fill pool. Summary of meeting: Mackie Bros owner had a catastrophic failure in their communications with this association and its board members. They said they weren't aware of our opening date, which I know was communicated to their salesperson Michael Nunn. Who sat there and didn't say a word throughout the meeting. Our board member in charge of communicating with Mackie did not convey anything either. But aside from that Mackie Bros didn't communicate with their own sub-contractors to find out their schedule. We relied on getting updates and never received any from them or our board member that can be documented. Once East Coast Pool got involve the worked moved quickly along and the pool was completed in about 3 days for opening. East Coast Pool was the sub-contractor hired by Mackie Bros to complete our pool and did a very good job. They had bided on the job and informed the board member, they would be

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doing the work if we went with Mackie Bros. We should have gone with East Coast Pool; they had done good work for us in the past. Mackie Bros were asked for a discount for delaying our pool opening and stated they had under quoted the job because it had been painted. So instead they offered a discount on the pool filling and the cover, if they could get paid quickly. After Mackie Bros left we discussed getting East Coast Pools paid for the work they had done. A motion was placed to pay Mackie Bros the remaining balance. Approved unanimously

4. Discussion with Architectural / Violations chair Karl Robinson on his findings concerning the mobile trailer. Mr. Robinson submitted his findings to the President. This is a brief summary of his findings: Mr. Robinson had the NCDOT & State Highway Patrol to visit the area and explain their position on the trailer. At the conclusion of the discussion neither the organizations had any rights over the area. They deemed the area common and were the property of the Associates. He has now passed this information over to the board to carry out the rules and regulations of the Covenant.
5. Discussion with Calvin Davis about Safety Chair position, he said he would co-chair with Verlista McCloud. A motion was placed by Renita to have Calvin Davis and Verlista McCloud to co-chair the Safety committee. Approved unanimously
6. Discussion with Earl Dorman about Finance Chair position, he said he would chair. A motion was placed by Connie to have Earl Dorman chair the Finance committee. Approved unanimously
7. Discussion with Roy Thompson about Lake Chair position, he said he would chair. A motion was placed by Charles to have Roy Thompson chair the Lake committee. Approved unanimously
8. Discussion with Ann Nolen and Robin Montgomery Hospitality/Welcome. 1) Clearing up any outstanding issues with 'New Homeowners Event'. 2) 2012 Annual Cookout, funds needed and items to be purchased. A motion was placed by Renita to give Robin a check for \$600.00 to purchase items needed for 2012 Annual Cookout. Approved unanimously
9. Discussion about extending the pool opening until September 23, 2012. Approved unanimously
10. Discussion about PMi Pest Control removing their traps. They no longer can leave traps with customers to check them. They charge \$65 a day until the animal is caught. Charles will investigate purchasing our own traps.
11. A motion was placed by Keith to modify the clubhouse application to reflect the microwave, dishwasher and oven will not be covered under the pre-cleaning fee. Until a further discussion by Charles with cleaning company to do the additional cleaning. Approved unanimously
12. A few motions were placed by Charles 1) to allocate \$50 towards replacing photo sensors at main entrance lights. 2) To allow increase of pine needle bales, not exceed 25 additional bales. 3) To allocate \$75 to purchase lockbox and u-shape bike lock for gate at McLaughlin Drive.

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Additionally purchase hardware to permanently mount signs at the pool area. Approved unanimously.

13. A motion was placed by Keith to adjourn at 10:55, Approved unanimously.