

Board of Directors Meeting

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Subject : Board of Directors Meeting
Issuer : Jason Scott, Communications Chair
Time : September 26, 2011 – 7:25 p.m.
Location: Trinity Lake Clubhouse
Distribution : Board of Directors
Next meeting : BOD October 17, 2011 at 7:00 p.m.

Present:

Board of Directors

President – Ed Zimmerman Treasurer- Brian Burton Assistant Secretary-Charles Allen
Secretary – Keith Fantroy
Jason Scott, Communications Chair
Homeowner-Mr. Whitaker Blue Water Pool Mgmt. Company

The Trinity Lake Board of Directors' met on September 26, 2011 @ 7:25 p.m.

SUMMARY

The meeting was called to order by Ed Zimmerman – Board President at 7:25 p.m

1. Agenda was adopted unanimously.
2. General consent to move the BOD meeting to October 17, 2011 at 7:00 p.m. for next month.
3. Unanimous decision to accept Ann Nolen as the Hospitality Chair.
4. Unanimous decision to return homeowner monies for deposit based upon wear and tear after clubhouse inspection.
5. Blue Water Pool Mangement presented numerous items for discussion:
 - A. Cover is damaged-either needs to be repaired or replaced, pricing will come from Blue Water, unanimous.
 - B. Pool must be resurfaced. Blue Water to obtain 3 estimates to present to BOD for review and approval as well as budgeting.
 - C. Law requires that an alarm be placed on the door to the restroom area of the pool. Blue Water to install, unanimous.
 - D. The current plumbing ring around the pump is currently out of compliance with codes, Blue Water to price and then replace, unanimous.

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E. Gate is not in code, must be self closing and self latching with a height stop to open the latch. Maintenance committee to review.

6. Keith Fantroy motioned to accept minutes from BOD meeting on 8/15/11 with minor changes, unanimous.

7. Keith Fantroy motioned to accept the minutes from the HOA meeting held on August 29, 2011, unanimous.

8. Discussion around how new homeowners receive information. Prestige currently supplies keys. BOD to review current procedure and create guidelines for future "packets" to be delivered to new homeowners and welcome them to the community.

9. Discussion around the keys for the clubhouse. There should be 10-5 for BOD, 2 for clubhouse rentals, 1 for cleaning, and 3 in key box.

10. Charles Allen will follow up with Hunt's Tree Service for clearing the prior approved trees from the spillway area.

11. Reedy Fork supplied new quarterly report and this will be placed in the binder.

12. Discussion around HOA requests; painting of mailboxes at a reduced price from "bulk job", general consensus to NOT put lighting on Young's Mill Road before lighting the internal community initially (needs follow-up and research).

13. Communications asked for articles to be submitted by the 14th for approval of the next newsletter.

14. Resource committee asked for the approval of a computer workshop to be held for all TL homeowners at the clubhouse, unanimous.

15. Vice President resignation: CA returned keys, KF to change the charts and website, BOD to notify all vendors and contracts of change, KF to send out community notification and ask for candidates by 10/17/11.

16. Brian Burton will schedule a budget meeting in preparation for the upcoming year.

17. By-laws must be updated to reflect changes in statutes, tabled for future.

18. Contracts for FY 12 need to be collected by each BOD responsible for budget input.

19. Keith Fantroy motioned to adjourn at 10:44 p.m., unanimous.