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Subject : Board of Directors Meeting
Issuer : Mike Lipperman
Time : May 24, 2010 – 7 p.m. – 9:10 p.m.

Distribution : Board of Directors
Next meeting : June 1, 2010

Present:

Board:

Charles Allen
Keith Fantroy
Jeremy Kosin
Mike Lipperman
Beverly Satterfield

SUMMARY

The first meeting of the 2010 - 2011 Trinity Lake Board of Directors was held on Monday, May 24, 2010 at 7:00 p.m.

Appointment of Positions for the Board of Directors:

Motion made and approval for the following positions:

Beverly Satterfield – President
Charles Allen – Vice President
Keith Fantroy – Treasurer
Mike Lipperman – Secretary
Jeremy Kosin – Assistant Secretary

Roles of Positions for the Board of Directors:

Motion made and approval for the following positions and oversight duties:

Beverly Satterfield – President
- Hospitality Committee, Welcome Committee

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Charles Allen – Vice President

- Clubhouse, Maintenance Committee

Keith Fantroy – Treasurer

- Finance Committee, Nominations Committee, Lake Maintenance, Website redesign

Mike Lipperman – Secretary

- Communications, Minutes, Newsletter

Jeremy Kosin – Assistant Secretary

- Architecture Committee, Safety Committee, Landscaping

Lake Maintenance:

Motion made and Board voted to use Reedy Fork Environmental for Lake Management and Maintenance starting June 1, 2010 and continuing to December 31, 2011. Board will investigate obtaining a dumpster for the initial lake clean up due to several large items of trash as well as the cut tree limbs.

Non-Compliance:

Board discussed creating a Noncompliance Committee and whether the decision to remove a HO's voting rights to Prestige Management and not the Board.

Question: When is a homeowner delinquent on payment of dues? A homeowner can pay monthly, quarterly or semi-annually pursuant to the Covenant. More investigation into this issue is required.

Committee Chairpersons:

The Board will review all committee chair positions for the upcoming year.

Motion made and Board voted to make a change in the Clubhouse Chair.

Clubhouse Issues:

Board discussed non-rental uses of the clubhouse. Should it be limited to bereavement, committee chair and board functions only? There were also discussions in reference to limiting bereavement use of club house to 2 days. More discussion and details are needed.

Board discussed possibly having clubhouse rentals being paid on the internet by credit card.

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Suggestion made to have easier access to the clubhouse and pool by investigating the purchase of a card access / reader. With a card reader device, the pool passes could be activated / de-activated based upon nonpayment of dues. Jeremy Kosin will conduct further investigation. Keith Fantroy will provide additional information as to the use of computer to self-monitor.

Clubhouse inventory will be conducted as soon as possible for all clubhouse and office supplies. Files for each contractor, meeting minutes, hospitality sign in sheets, etc need to be created and maintained in the office of the Clubhouse.

Clubhouse Inspection Team: Board to solicit additional volunteers.

Cleaning Contractors: Charles Allen is in the process of obtaining additional cleaning service contractors for the clubhouse.

Kenny Mullins:

Motion made and Board voted to approve the return of Mr. and Mrs. Mullins rental deposit of \$100.00 and to pay Mr. Mullins \$188 for electrical repairs and supplies at the entranceways to the community.

Entranceways:

Board discussed the implementation of the entrance way project to be conducted in two phases. Clovelly Drive entranceway will be first.

Questions were posed concerning the area on northwest side of Youngs Mill Road: should it be cut back and then seeded in fall to improve appearance? More information needed. Charles Allen and Jeremy Kosin to obtain additional information on these two issues.

Meeting adjourned at 9:10 p.m.