

Trails End Villas COA, Inc.  
Board Meeting Minutes  
Thursday October 9, 2014  
Location: On-Site Clubhouse 6:00pm  
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Approved 11-13-14

**1) Call to order and confirm quorum of board members**

Meeting was called to order at 6:10pm with Nancy McCartney, Dianne Laubert, Bonnie Brunelle, Connie Stowe, Mary Athey and Dan Livarchik present. Quorum obtained.

Cady Jamason from Sea Breeze CMS was also present.

**2) Approve minutes of prior board meeting**

Board read prior meeting minutes as of August 18, 2014. Dianne motioned to approve, seconded by Mary and passed unanimously.

**3) Treasurer's Report:**

September financial report read by Mary. Nancy motioned to approve seconded by Connie and passed unanimously.

**4) Manager's Report:**

Board approved Property Manager to stick a towing sticker on the red truck that continues to back in. Property Manager will provided Connie with a tow sticker as well to sticker the silver truck that parks in a no parking zone at the North entrance of the Community

Property Manager provided bids for drywall repairs to unit 10747 #11. Nancy motioned to use Dan Moss to make the repairs costing \$450.00 seconded Dan and passed unanimously.

Eric purchased 5 6' U-Post 13ga steel heavy duty poles for \$5.96 each to install the faux leaf covering. Board viewed installed faux leaf covering that was installed. Property Manager will search other companies to see if there are better deals.

Board reviewed estimates to replace the hedge along Military and add new irrigation lines. The Board wanted more details on the root pruning, is it included and what do they do to prune the roots.

Dianne will visit with City Hall next week to see if there is anything we can do to help the drainage.

Washing Machine was overloaded and caused it to shut off. Board asked Property Manager to post a sign saying do not overload the machines.

Board asked if they can pay the insurance in full using the reserves then pay the reserves back to save the cost of interest.

Nancy motioned to remove the rule about storing bikes under the stairwells seconded by Dianne and passed unanimously. Nothing may be stored under the stairs.

## **5) New and Unfinished Business**

Amending the Documents. The Board voted to have Jennifer Cuhna review the documents and make changes some of the specific items the Board wanted change are the following:

- Adding a rental cap to comply with FHA rules. (no more than 50% of homes can be rented)
- Must own for 1 year before you can rent
- Remove the section allowing third parties to owe no past dues to the association
- Change the amount of the members votes required to amend the documents.
- Less owners required to hold an Annual meeting

Nancy motioned to approved seconded by Dianne and passed unanimously.

The Board wants to know what they have to do to change the documents.

## **6) Next meeting date motion to adjourn**

There being no further business Dianne motioned to adjourn at 8:30 pm, seconded by Nancy and passed unanimously.

The next Meeting will be held November 13, 2014 which will be the Budget Meeting.

Minutes prepared by Property Manager Cady Jamason