

Trail's West Village Homeowners Association, Inc

Annual Meeting Minutes

April 21, 2015

Meeting began at 6:30 pm.

Introduction of the Board of Directors:

President:	Christi Reece [present]
Vice President:	Alan Lamar [present]
Treasurer:	Daniel Kintz [present]

Members present: Ann Johnson, Darrell & Patricia Smeaton, Myles Brown, Bob Lillie, Jim Polehinke, Robert & Janice Frolick, Steve Halliday. 10 Proxies were received.

Introduction of Heritage Team:

David & Debi Caldwell [owners], Becky Jett [Office Administrator]

2014 Minutes were approved.

Old/Unfinished Business: NONE

New Business:

- Directions/instructions given on how to access HOA specific information on hpmgj.com
- Discussion regarding maintenance of common areas. Fence(s) around common areas are in disrepair and need to be either replaced, repaired or removed. Daniel Kintz will evaluate the fences to determine what needs to be done and will report his findings to the Board for a decision.
- Landscape maintenance was addressed. Contract with WD Yards is in effect. The following items need to be addressed by WD Yards:
 - Discussion about repairing the granite-covered trail that got washed out due to heavy rains last year ensued. It was M/S/C to have WD Yards evaluate and repair the trail.
 - Pipe for irrigation drainage of Frolick's property [394 Mirada Ct.] needs to be replaced. [Mr. F needs to show them the location as it is hard to find]
 - The irrigation pump is currently being repaired so irrigation water is delayed.
- Discussion regarding runoff/drainage from uphill properties outside the HOA. It was suggested that the best next step for the affected homeowner is to contact the City of GJ to determine if the uphill [new] home is in compliance with directives regarding drainage of their property.

- A question regarding allowance for 'temporary fences' was asked. The Board said no allowance had ever been requested and would not be allowed.

2015 Budget:

- HPM to check on individual line item amounts for Common Ground Maintenance (from WD Yards contract) and Insurance
- It was decided that Postage/Mailing could be reduced by using e-mail as the primary form of contact for Trails West members. Letter announcing this change will be sent via USPS to all Trail's West homeowners.
- M/S/C that HPM post the proposed 2015 budget on the website following changes.
- Three (3) homeowners have not paid dues at this time.

Nomination of Board Members:

- Allen Lamar is resigning his position from the Board.
- No nominations were made.
- M/S/C to retain current remaining Board members

Other discussion: NONE

Meeting adjourned at 7:55 pm.

Minutes taken by

Becky Jett

Heritage Property Management