

Trails End Homeowners Association, Inc
Minutes of the TEHOA Board and Committees
November 12, 2022

The Meeting of the Trails End Homeowners Association, Inc. Board was called to order at 9:30 am by President Chris Barrett. The meeting was in-person and was held at the clubhouse. In attendance were board members: Treasurer, Cathie Srodoski; Secretary Sandra Ray; Director At Large, Ed Weyer; Vice President, John Barcik; and committee member, Greg Ratliff.

The primary purpose of this meeting was to discuss and set the 2023 budget.

John made a motion to waive the reading of the minutes from the Sept 10, 2022, meeting, motion was seconded by Ed. Minutes are posted to the website for review and reference.

Treasurer's Report

The checking account has a balance of \$ 13,339.01 and the money market account has a balance of \$60,417.50.

Cathie provided a copy of the current budget with expenses as of 11/2/2022. The report also included proposed/requested amounts for the 2023 budget.

Committee Updates

There was a discussion of a neighbor outside the subdivision who rides his 4 wheeler along the creek behind the Ridge properties and has cleared some trails without permission. John will discuss our concerns with him if he sees him again during his walks.

Landscape

Additional money will be added to the landscape budget for 2023 to relieve some of the burden on the landscape committee who have been performing some of the work for no charge instead of having the landscapers perform the work.

Other Business

HOA to POA Campaign

A check for \$2500 has been sent to attorney, Nancy Maddox and we will wait on the results of her research before proceeding further. Next step will be to send certified letters to the non-responsive members and/or include information and forms in the dues letters.

2023 BUDGET DISCUSSION

Office Expenses:

\$600 will be included to cover the costs of Quickbooks online. The older desktop version is outdated and no longer provides the service needed.

Social Committee:

\$650 (If the Social Committee has fundraisers during the year, this amount could be less.)

Repairs and Maintenance:

Grounds: \$7000 which includes spring and fall cleanups.

Janitorial Expense: \$675. This has been done by the Clubhouse committee but will be hired out in 2023.

HVAC Maintenance agreement: \$300 to service the new HVAC

Clubhouse Staining: Money will be allocated from the reserves and is not part of the operating budget.

The cost is estimated to be \$10,000 but will be determined after quotes are obtained.

Insurance Expense:

Chris will reach out to our insurance agent to review the coverage and to confirm that our coverage is adequate.

Pool and Pump:

\$1000 is added to the 2023 budget to cover the regular treatment of the wells. The board had approved this process during 2022.

RESERVES:

Cathie reported that reserves are healthy.

Reserves are funds which are set aside to cover major expenses for end-of-life facilities in the neighborhood such as clubhouse roof, well drilling, road repairs, etc. They should be funded at 35 – 75% of what would be needed to cover those repairs.

Cathie will modify estimated costs for these items to reflect more updated estimates.

Clubhouse painting: 4 quotes will be obtained for re-staining and repairing the clubhouse. Estimates should be around \$10,000. This expenditure will be from the reserves' allocations.

2023 Annual Dues:

Based on the projected budget amounts for income and expenditures, it was decided that dues will remain at \$700 per lot per year for 2023. Any amount collected and not spent will be added to reserves at the end of the year.

Detailed budgets are posted to the website for members to review.

There will be no change to initiation fees for 2023.

Dues invoices will be sent in mid -December and will be due by January 31, 2023.

Chris moved we keep dues at \$700 per lot for the 2023 year, John seconded, the board approved.

Chris moved we accept the budget as discussed. Ed seconded, the board approved.

A motion to adjourn the meeting was made by Sandra, seconded by John. The meeting was adjourned at 10:53 am.

Respectfully submitted,

Sandra Ray, Secretary

Attest: Chris Barrett, President