

Trails End Homeowners Association, Inc

Minutes of the

Annual General Membership Meeting

March 18, 2023

The Annual General Membership Meeting of the Trails End Homeowners Association, Inc. was called to order at 10:10 a.m. by President Chris Barrett.

The Board members present were President Chris Barrett, Treasurer Cathie Srodoski and Director-at-Large Ed Weyer.

Members present accounted for 15 lots. Additionally, the proxy ballots in possession of attending members accounted for 21 lots. The combination totaled 36 lots which exceeded the quorum of 18 necessary to hold the meeting. All proxy ballots and attendees were determined to be in good standing to participate in the business of the Association.

The Proof of Notice was signed by the President, Chris Barrett and referred to the Secretary, Sandra Ray for signature and filing in the Association records.

A motion was made to waive the reading of the minutes of the 2022 annual meeting, and to accept the minutes as published on the Trails End website. Hard copies of the minutes were available to attendees. Motion was seconded and carried.

The meeting then turned to the Officers' reports.

Treasurer Cathie Srodoski reported we have \$37,425 in checking and \$65,427 in our money market account. All dues have been paid on time and those on installment plans will have payments due in April and July 2023. Cathie explained the profit and loss statement and talked about the reserves budget. A short discussion of reserves ensued and the report was accepted. Funds on hand are considered adequate to meet our needs for the upcoming year.

President, Chris Barrett then proceeded with the President's report. There is ongoing new construction of one cabin on Trails End Ridge and with a second cabin on the Ridge expected to begin construction any day. The HOA has surveyed the building site with the owner and the builder and given the go-ahead. Two sites on Trails End Summit are in the planning stages for construction.

Chris then turned the discussion to the attempt to change from an HOA to a POA. Our current covenants do not provide a mechanism for making changes; therefore, a 100 percent support is required for any changes. Currently 80 percent of the membership has signed on to the change. A lawyer was engaged to examine the issue of whether rental property qualified as a "business" which our current covenants prohibit. The courts have sided with owners versus POAs in this matter, so it is not a good path forward. The first option is to continue our current operation. A second option is to draft new covenants and by-laws with protection for current rental properties in an effort to get all members to sign on. A motion was made by Chris Barrett and seconded by Vivian Lurie to appropriate \$2,000 toward the effort to draft new covenants and by-laws. The motion carried. The board will solicit help in drawing up the new documents.

Chris then reported on recent accomplishments of the HOA including the replacement of the HVAC system at the clubhouse, upgrading the pool filter/pump electrical hookup to better balance demands during a power outage, replacement of a clubhouse exterior door, new pool cover and new furniture for the pool. Future initiatives include staining the complete clubhouse with a solid color to include repainting the green trim, and work on parts of the road system that need attention.

Chris also mentioned our proactive treatment of well water and that we would ensure members were notified in advance. A short discussion followed about the extra demand rental properties can place on our water resources due to number of guests and due to the requirements that hot tub water be drained and refilled in each instance when the amenity had been used. This was identified as a future issue that could create a need to drill additional wells.

Chris mentioned that all committees will be reappointed for the upcoming year. The Architectural Review Committee and the Deed Restriction/Violation Committee are required by our governing documents. Other committees include Wells, Clubhouse, Pool, Finance, Succession and Social. Anyone interested in serving on a committee is asked to contact President Chris Barrett. There will be opportunities to volunteer for Spring and Fall cleanup.

Also mentioned was the need for approval to remove trees unless dead. Chris asked that he be advised even when members were removing dead trees so that he would be prepared to answer inquiries about what was being done.

There was a short discussion about whether ETC could raise rates during the three-year commitment period following the installation of fiber internet service. It was determined that the contract price remained the same but that “fees” were increasing and outside the contract.

Linda Graham called members attention to the box placed in the clubhouse to collect non-perishables for the Gilmer County Food Pantry. Members were asked to continue to contribute items. Linda will ensure donations are delivered to the Pantry. Linda also informed attendees that she is now on the Habitat Board which is holding meetings at the South State Bank building in East Ellijay. Habitat is actively moving toward construction of a new home in Gilmer County. They will be seeking volunteers to provide lunch and persons to help in the construction process. Volunteers may contact Habitat at hfhfanningilmer.org and follow the links for more information.

The meeting then moved to the business of electing a new board for the upcoming year. The current board members have all agreed to serve another term if elected. Opening the floor for other nominations and hearing none, a motion was made by Vivian Lurie and seconded by Greg Ratliff to re-elect the current board. The motion passed unanimously.

Having concluded the business of the meeting, a motion was made by Nancy Cotton and seconded by Paul Srodoski to adjourn the meeting. Motion carried and the meeting was adjourned at 11:05 a.m.

[The 2024 AGM meeting will be held on March 16, 2024 at 10:00 a.m. at the clubhouse.]