

The Trails Property Owners' Association, Inc.

MINUTES OF MARCH 25, 2024 BOARD MEETING

- I. Attendance:
 - a. Directors and Officers: Mark Ellison (D), Mary-Ellen Tyndall (S,T), Billy Tyndall (D, P), Cindy Pittman (D), Igor Zhukov (VP), Steve Moreau (D), Matt Wagoner (D)
 - b. Guests: Valerie Moreau, Lawrence Turner, Carol Howard, Clyde Johnson, Stephanie Leisher, Cheryl McPherron, Susan Baan, Richard Baan, Leon Tsimpides, Debbie Tsimpides, Iris Gann, Brian Gann
- II. Called to Order at 4:10 pm: President Billy Tyndall
The Trails POA Conduct of Meeting Policy is in effect, and can be read on the Trails POA Bulletin Board and website, thetrailsairpark.com.
- III. Nominating committee announced for 2 Board openings at Annual Members' Meeting in May. Matt's and Mark's terms will be expiring. No one volunteered to be on the committee.
- IV. President's Report: Thank you to volunteers who helped by clearing trails, working on roads, maintaining gate, installing new bulletin board window, maintaining website: Clyde, Matt, Steve, anonymous, Igor, Philip Peterson.
- V. Treasurer's Report: Copies of the 2023 Treasurer's Report were distributed. The POA presently has \$14,752.18 in the checking account. At this time in 2022 we had \$23,392.12, with an end-of-year balance of \$6,062.44. At this time in 2023 we had \$26,532.22, with an end-of-year balance of \$396.86. There are presently 24 lots that have not paid the \$75 emergency assessment, and 18 lots that have not paid the \$193 annual assessment, totalling \$5,274 still owed to the POA. Letters will be mailed out notifying the intent to file liens.
- VI. Budget for 2024. Copies were distributed.
- VII. Road Committee Report: Steve reported on road work to date, and possible options for 2024. Road repair costs for the first one-half mile of 211th Rd. have totaled \$9,325 (\$7,225 FY 2023 and \$2,100 FY 2024.) In addition for 2024, we have spent \$250 for grading of the bridge area and \$900 for 3 loads of lime rock. Total so far in FY 2024 is \$3,250. To have the road repaired from 184th St. to 211th Dr. and up to Boeing Dr. will cost \$6,000 per Colby with GroundTek. To maintain all of the Trails main roads we should have them graded at least 3 times this year and at a cost of

\$2,500 that would be an additional cost of \$7,500. Total needed for the remainder of FY 2024 is \$13,500. This total does not include any additional lime rock or repair for the rest of 211th Rd. 186th Trail, 213th Dr. and Boeing Dr. only grading. This will probably require an additional \$12,500 to \$15,000.

- VIII. Gazebo repairs: An anonymous property owner will be repairing the trusses in the common area gazebo. Materials will cost the POA about \$400. Labor is free.
- IX. Special Assessment to generate revenue for road work will be considered by the Board. A meeting will be announced for a membership vote on a proposal.
- X. An increase in the annual assessment will be considered by the board. A meeting will be announced for a membership vote on a proposal.
- XI. POA tax forms have been filed by a CPA to meet IRS requirements, at a cost of \$150.
- XII. Phase IV report by Matt. Richard Baan presented copies of an outline with his suggestions. Richard stated that “the Baan family is withholding our assessments until the Phase IV thing is completed.”
- XIII. Open Forum.
- XIV. **Motion** to Adjourn: (Billy/Mark) unanimous. Meeting adjourned at 5:02 pm

Recorded by Mary-Ellen Tyndall, Secretary, from her notes and an audio recording on Google Drive (available on request)

Posted on the POA Bulletin: March 27, 2024 by Billy Tyndall