

The Trails Property Owners' Association, Inc.

MINUTES OF NOVEMBER 30, 2024 BOARD MEETING

I. Attendance:

- a. Directors and Officers:** Mark Ellison (D), Mary-Ellen Tyndall (S,T), Billy Tyndall (D,P), Cheryl McPherron (D)
- b. Guests:** Tom Andrews, Jill Rogers, IGOR Zhukov, Lawrence Turner, Carol Howard, Matt Wagoner, Jill Rogers, Ronald Winchell, Dale Burton, Clarice Mounier, Bruce Mounier, Morris Clark, Richard Baan.

II. Call to order at 3:09. Billy Tyndall

III. Reading and Approval of the minutes from the last Board meeting by M-E Tyndall: MOTION to suspend reading of minutes (as everyone had a printed copy to read) (Billy), approved unanimously.

IV. Reports of Officers:

Secretary/Treasurer's Report: M-E

- a.** M-E Tyndall distributes Copies of the Draft 2025 Version 1.0 Annual Proposed Budget.
- b.** Dale Burton suggests a "proper grading of the roads". He can be called for lime rock and has mowing and grading equipment. Turns in a bill for one hour \$55, paid by Treasurer.
- c.** Report that payment for Common Area storm cleanup will be made when completed later in December.

V. NewBusiness:

- a. New Board volunteers:** Ron Winchell, Tom Andrews, Jill Rogers
- b. Selection by Board of new Directors:** Billy resigns as President and Director, Mary-Ellen resigns as Secretary/Treasurer. Mark Ellison offers to stay for one more month. Mark Ellison Nominates Ron Winchell for President, Tom Andrews 2nd, passes. Mark Ellison Nominates Tom Andrews for Treasure, Ron Winchell 2nd, passes. Ron Winchell Nominates Jill Rogers for Secretary, Mark Ellison 2nd, passes.
- c.** Budget tentatively approved Mark proposed, Ron Winchell seconded the motion.
- d.** Ron Winchell: MOTION to increase Annual Assessment 10% for 2025, Mark Ellison 2nd, approved unanimously.

VI. Ron Winchell (D,P): MOTION to adjourn at 4:15. 2nd approved unanimously.

Recorded by Jill Rogers, Secretary, from her notes and an audio recording on Google Drive (available on request) Minutes are posted on the POA website: thetrailsairpark.com