

The Trails Property Owners' Association, Inc.

MINUTES OF APRIL 6, 2025 BOARD MEETING

I. Attendance:

- a. Directors and Officers:** Ronald Winchell (D,P), Jill Rogers (D,S), Tom Andrews (D,T)
- b. Guests:** Tvalerie Moreau, Lavonia Fortner, Gina Cousins, Ryan Warsaw, Susan Baan, Terry Smith, , Igor Zhukov, Larry Leisher, Claudete Leisher, Billy Tyndall, Mary-Ellen Tyndall, Lawrence Turner, Carol Howard, Dale Burton, Clarice Mounier, Richard Baan.

II. Call to order at 12:30. Ron Winchell

III. Reading and Approval of the minutes from the last Board meeting by Tom Andrews (D,T):
No objections or changes to posted and distributed minutes, automatically Approval

IV. Reports of Officers:

Treasurer's Report: Tom Andrews (D,T)

- a.** Tom Andrews distributes Copies of the 2024 Year End Treasurer Financial Summary and the Q1'25 Treasurer Report and comparison to proposed draft Budget for 2025 (Gaps & Variances).

V. Unfinished Business:

- a.** 2025 Budget updates & approval
Discussion of Budget & Potential changes to the Budget

VI. New Business:

- a.** Fire Hazards for The Trails Properties and mitigation plans
Plans to inform
- b.** Transition options and plan from Self-Managed POA to contracted outside Management
Tom Andrews Discussion of need, options, plans for partial or full Professional Legal, Risk Management, or Community Association Manager (CAM) management support due to increased work load for officers as a result of lawsuit, and ensuring that POA operates in compliance with all laws and governing documents to carry on business and resolve issues.
Tom Andrews (D,T) speaks about management company examples and quotes
SnapHOA \$1200 setup & \$700/month
Ameri-Trust
CINC Systems
Castle Group Property Management
Associa

Put Outside Management on Annual Meeting Agenda.

Looking at other Management Companies and/or Software and obtaining quotes to aid decision making

- c.** Annual Meeting Agenda preparations.
Put Outside Management on Annual Meeting agenda,
Put Assessment increase on Annual Meeting agenda

Need to research and obtain Professional advice on possibly Dissolving FS720 and reestablishing as an FS 617 (brought up by Richard Baan during discussions)
Put setting up electronic notification and possibly even electronic voting on Annual Meeting Agenda
Add Fire Threat mitigation to agenda

VII. Member Comments:

Ryan Warsaw wanted all owner members to know, if they ever have a problem with any of his children to come see him. He said an owner member said some terrible things and threats to his children twice while they were out riding an ATV. It was terrible what was said and had a huge emotional impact on his family, in their own safe gated community.

Discussion of Setting up electronic notification

Discussion of Camera Surveillance

Discussion of Fire Threat Warning and mitigation

Tom Andrews – mentioned that Bernard Roberts resident member volunteered to remove the old falling down POA Pole Barn & shed and remove old broke down mowing deck. Dale Burton said he would give \$100 for the mowing deck. Tom Andrews asked if there were any objection to this disposition of obsolete surplus property, and there were no objections. Tom Andrews agreed with Dale who was present for the mower exchange.

Discussion of Reserve Funds.

Discussion of Waivers and Background Checks

Discussion of Shed/Office to keep hardcopy records and other POA property and supplies

VIII. Ron Winchell MOTION to adjourn at 1:42. 2nd by Tom Andrews, approved unanimously.

Recorded by Jill Rogers, Secretary, from her notes Minutes are posted on the POA website:
thetrailsairpark.com