

TrailMark Homeowners Association

BOARD of DIRECTORS MEETING

AGENDA

September 12, 2023- 6:00 pm

Fire Station #19

- I. CALL TO ORDER**
 - Board Members – Ken Colaizzi (President), Carole Brooks (Vice President), Tonya Sloan (Secretary), Phil Kinney (Treasurer), Arwen Vaughan (Member at Large)
 - Westwind Management Group, LLC Representatives – Julie Berry, CMCA®, AMS® Association Business Manager
- II. APPROVAL OF MINUTES - July 11, 2023** Pg.
- III. MANAGEMENT REPORT** Pg.
 - a. Management Report & Action Items List Pg.
 - b. Additional Reports (Work Orders, ARC and Compliance Log) Pg.
- IV. FINANCIAL REPORT**
 - a. June and July Un-Audited Financials Pg.
- V. COMMITTEE REPORTS**
 - a. DRC - Tonya
 - b. Common Area Committee - Phil
 - c. Communication Committee - Carole
 - d. Social Committee - Ken
- VI. OLD BUSINESS**
 - a. None
- VII. NEW BUSINESS**
 - a. Guest Speaker - Troy Mudget, LCS
 - b. Guest Speaker - Sandy Farish, Increase of HOA dues proposal and discussion
 - c. Ratify email vote for LCS Work Order #4316, Landscape near Fire Station – Ken
 - d. Ratify email vote for LCS Holiday Lights, Work Order #4585 - Ken
 - e. Ratify email vote for LCS Work Order #4638, Emergency Tree Trimming - Ken
 - f. Covenant Compliance vs. Home Maintenance - Ken and Julie
 - g. DRC Requirement for Home Improvement Request Form - Ken
 - h. Raising Covenant Compliance Fine Discussion - Board
 - i. Discussion to Move Board Emails to G-Suite - Arwen
 - j. Election / Proxies / Annual Meeting - Ken
 - k. 811 Clearings by HOA Needs New Person - Ken
 - l. Delinquent Accounts will follow TMHOA Collection Policy - Ken
- VIII. HOMEOWNER OPEN FORUM**
- IX. ADJOURNMENT-** Next Meeting- November 14, 2023 Annual Meeting
- X. EXECUTIVE SESSION**