

Trinity Cove Improvement Association, Inc.

Board of Directors Meeting

AGENDA

July 17, 2021

Call to order.

We are assembled to transact business of mutual benefit of the Trinity Cove Improvement Association. Please do not let petty jealousies or trivial personalities influence our deliberations. Let us always uphold the obligations of unselfish membership.

Notifications to address the Board, by a member in good standing, must be received no later than three days before the scheduled meeting. Forms are available in the office or by contacting a Board member.

- Attendance, Quorum Verification; Pledge of Allegiance, Prayer
- Reading and Approval of the Minutes of the May 22, 2021 Board Meeting
- Treasurer's Report: Leslie Barnard
- Office Manager Report: Sharon Deming
- President's Report – Vickie Ward
- Special Projects, Vehicle Stickers - Leslie Barnard

- Resolution Review
- Committee Reports
 - Deed Restrictions Enforcement (Vickie Ward/Paul Estrada)
 - Architectural (Jerry Sell-Chair)
 - Road & Maintenance Report (Vickie Ward-Chair, Royce-Lead)
 - Community Events (Vince Bozo - Co-Chair)
Complete Report on all future and large community fund raising.
 - Abatements/Special Projects (Josh Amat - Chair)

 - TCIA Community Water Committee – City of Trinity Report (Pete Wynn BOD,
Linda Catlin-Chair)

- **Old Business**
 - **Vehicle Stickers**

- **Open Discussion**
 - **Long term road and ditch repair assessment.**
 - **Maintenance fee increase.**
 - **Nominating Election Committee and candidate bio deadline.**

- **Request to Address the Board**

- **Adjournment**

Trinity Cove Improvement Association, Inc.
Board of Directors Meeting
May 22, 2021
Minutes

Call to Order

President, Vickie Ward, called the meeting to order at 09:04 AM. President, Vickie Ward stated a quorum was established. All Board Members were present except Leslie Barnard (Leslie's absents was excused by President Vickie Ward

Prayer was led by President Vickie Ward, Pledge of Allegiance was led by President, Vickie Ward.

Minutes

Minutes from March 20, 2021 were read by President, Vickie Ward the BOD accepted the Minutes unanimously as read.

Treasurer's Report (Vickie Ward)

President Vickie Ward asked for a motion to approve the Treasures Report as wrtitten. Second by Vince Bozzo. Treasure's Report accepted unanimously by the BOD.

Office Manager's Report (Vince Bozzo) – Vince Bozzo read the Office Manager's Report. The BODs accepted the Office Manager's Report unanimously as read.

President's Report (Vickie Ward) – President, Vickie Ward read the President's Report for May 22, 2021. President, Vickie Ward, motioned for approval as read. The BODs accepted the President's Report unanimously as read.

Committee Reports

Community Events (Janelle Schmidt) – As Read (see attached report)

Architectural (Vickie Ward) - President Vickie Ward discussed that Jerry Sell has been helping her with the Architectural Committee

Deed Restrictions Enforcement (Vickie Ward/Paul Estrada) - President Vickie Ward and Director Paul Estrada have been working on 209s and EPA violations. President Vickie Ward Will email them to board members for approval.

Road and Maintenance Report (Carl Schmidt) - Carl has been sick. Royce and his helper have been working on a variety of road projects.

Abatements/Special Projects (Josh Amat -Chair)

Josh was not present. The property on Sportsman still needs to be finished. Josh has a couple people he needs to talk to about doing the abatements.

Water Committee (Pete Wynn) – As Read (see attached)

All Committee reports where unanimously approved.

New & Old Business

Vehicle Stickers

The stickers are in and are LEO compliant. A letter will be sent to Judge Page asking for enforcement. We will start the program as soon as possible. Each household will be given 4 free stickers after that they will cost \$3 dollars.

Resolutions

Gounds to discipline a board member were read and unanimously passed by the BOD. As soon as a copy is sent to Pete it will be posted on the website.

Work Session

A work session will be set up for June 19, 2021

New Business

Weight limit signs need to be installed on River Rd. We need to talk to the fire department about the weights of the trucks. The weight limit will exclude emergency vehicles.

Pro Star trash is tearing up the road because they always come in loaded.
President Vickie Ward suggested possible charging them a yearly permit fee to use our roads.

Adjournment


President, Vickie Ward, motioned to adjourn the meeting at 10:35 AM, which was unanimously approved by the BOD.

Amended Minutes

7/14/2021 Pioneer Bank Community Events account. Remove Janelle Schmidt.

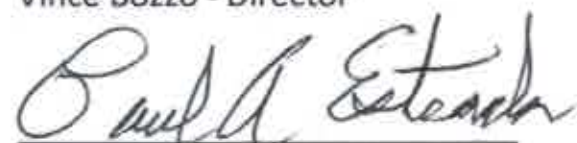
Approved:



Vickie Ward - President


Leslie Barnard - Vice-President


Pete Wynn - Secretary


Vince Bozzo - Director


Paul Estrada - Director


Jerry Sell - Director

Trinity Cove Improvement Association

Profit and Loss by Month

January - June, 2021

	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	TOTAL
Income							
49900 Maintenance Fees	-660.50	50.56	-211.56	-215.21	-37.91	-148.26	\$ -1,222.88
49910 Returned Check Charges - Inactive						30.00	\$30.00
Bank Interest	1.47	2.05	1.33	1.32	1.31	1.08	\$8.56
Campground							\$0.00
RV	100.00	24.00	467.00	100.00		100.00	\$791.00
Total Campground	100.00	24.00	467.00	100.00		100.00	\$791.00
Correction to credit card charge					14.06		\$14.06
Donations		3.50					\$3.50
Donations		20.00	20.00	5.18			\$45.18
Total Donations		23.50	20.00	5.18			\$48.68
Garbage Fee	1,390.00	1,378.69	1,305.00	1,302.00	1,445.00	1,303.00	\$8,123.69
Recycling					204.00	274.00	\$478.00
Total Garbage Fee	1,390.00	1,378.69	1,305.00	1,302.00	1,649.00	1,577.00	\$8,601.69
Maintenance Fee	39,350.94	8,077.73	8,743.70	8,806.52	4,270.60	7,788.09	\$76,837.58
Permits							\$0.00
Architectural Permit	100.00		50.00	150.00			\$300.00
Total Permits	100.00		50.00	150.00			\$300.00
Sales of Product Income					100.00		\$100.00
Service/Fee Income	100.00		100.00			200.00	\$400.00
Services			0.91			95.00	\$95.91
Transfer Fee	380.00	1,200.00	150.00	1,300.00	450.00	1,659.00	\$5,139.00
Unapplied Cash Payment Income	9.77		24.00	115.91	2.40	29.53	\$181.61
Total Income	\$40,771.68	\$10,756.53	\$10,650.38	\$11,365.72	\$6,449.46	\$11,331.44	\$91,325.21
GROSS PROFIT	\$40,771.68	\$10,756.53	\$10,650.38	\$11,365.72	\$6,449.46	\$11,331.44	\$91,325.21
Expenses							
60200 Automobile Expense							\$0.00
Insurance			353.91				\$353.91
Lic. Plate Tags			68.75				\$68.75
Total 60200 Automobile Expense			422.66				\$422.66
63300 Insurance Expense					707.24		\$707.24
BOD Liability Ins.	703.39	2,264.91	834.69	834.69	834.69	834.69	\$6,307.06
Property				-211.28			\$ -211.28
Total 63300 Insurance Expense	703.39	2,264.91	834.69	623.41	1,541.93	834.69	\$6,803.02
66700 Professional Fees			-7.00				\$ -7.00
Background Checks	3.32			6.64			\$9.96
County Clerk Office	390.00	302.00	204.00	60.00		94.00	\$1,050.00
Lawyers	-100.00	4,049.00					\$3,949.00
Notary		99.95					\$99.95
Total 66700 Professional Fees	293.32	4,450.95	197.00	66.64		94.00	\$5,101.91
67200 Equipment Repairs							\$0.00
Backhoe						1,312.31	\$1,312.31
Lawnmower						41.25	\$41.25
Pole Saw		10.00					\$10.00
Tractor		80.00					\$80.00
Truck		71.15				48.84	\$119.99
Total 67200 Equipment Repairs		161.15				1,402.40	\$1,563.55

Trinity Cove Improvement Association

Profit and Loss by Month

January - June, 2021

	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	TOTAL
68100 Telephone Expense	-	98.97	99.97	95.18	97.58	97.95	\$587.60
68600 Utilities							\$0.00
Electric-Campground	107.71	95.44	135.88	182.53	114.68	115.35	\$751.59
Electric-Community Building	319.13	306.37	320.02	281.04	167.99	186.63	\$1,581.18
Electric-Dump	30.52	28.87	31.24	27.24	27.00	28.77	\$173.64
Water	129.44	123.00	123.00	131.06	130.01	153.00	\$789.51
Total 68600 Utilities	586.80	553.68	610.14	621.87	439.68	483.75	\$3,295.92
68610 Bank Service Charges						59.25	\$59.25
Bank Charges	101.00	130.98	115.12	192.74	13.84		\$553.68
Total 68610 Bank Service Charges	101.00	130.98	115.12	192.74	13.84	59.25	\$612.93
Campground Repairs				2,000.00			\$2,000.00
Bathroom				16.23	16.39		\$32.62
Electrical			82.91				\$82.91
Plumbing			302.76				\$302.76
Total Campground Repairs			385.67	2,016.23	16.39		\$2,418.29
Dump Attendant	390.00	350.00	500.00	400.00	400.00	457.00	\$2,497.00
Fish Cleaning Station						135.74	\$135.74
Fuel							\$0.00
Diesel	65.00	65.00		143.02		170.00	\$443.02
Gas	80.31	52.71	58.82	142.92		148.12	\$482.88
Total Fuel	145.31	117.71	58.82	285.94		318.12	\$925.90
Maintenance							\$0.00
Contract Labor	2,688.00	2,072.00	3,094.00	3,377.00	2,057.00	4,968.00	\$18,256.00
Equipment						213.97	\$213.97
Supplies	-35.55	166.55	50.65	76.73	262.87	386.48	\$907.73
Trash Pickup	1,354.04	1,089.27	1,089.27	1,054.85	1,054.85	1,054.85	\$6,697.13
Total Maintenance	4,006.49	3,327.82	4,233.92	4,508.58	3,374.72	6,623.30	\$28,074.83
Office Expense						44.00	\$44.00
Security		24.37	48.71	207.04		24.37	\$304.49
Total Office Expense		24.37	48.71	207.04		68.37	\$348.49
Office Expenses							\$0.00
64900 Supplies	278.03	37.64	404.85	263.99	325.81	348.09	\$1,658.41
66500 Postage			275.00				\$275.00
Advertising	290.00						\$290.00
Certified Letters		30.55	35.65	87.50	7.20	58.80	\$199.50
Contract Labor	718.25	832.00	1,615.25	1,586.00	1,254.50	1,647.75	\$7,653.75
Mileage for TCIA Business						222.30	\$222.30
Petty Cash	-0.05		92.17				\$92.12
Printing Expenses	215.11						\$215.11
Quickbooks Subscription	74.62	74.62	74.62	74.62	74.62	74.62	\$447.72
Refund				40.05			\$40.05
Total Office Expenses	1,678.96	974.81	2,407.54	2,032.16	1,662.13	2,361.36	\$11,090.96
Office Machines/Lease	48.70	48.70	48.70	48.70	48.70	48.70	\$292.20
Property Taxes							\$0.00
ISD & Hospital Taxes	1,710.99	-189.63					\$1,521.36
Total Property Taxes	1,710.99	-189.63					\$1,521.36
Recreation Building					218.67		\$218.67
Road & Maintenance Fund/Port-a-jon	95.26	95.26	95.26	95.26	95.26	285.78	\$762.08

Trinity Cove Improvement Association

Profit and Loss by Month

January - June, 2021

	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	TOTAL
Road Maintenance							\$0.00
Road Maintenance/Supplies	62.99	45.00		15.00		15.00	\$137.99
Road Repair			1,429.13			2,218.50	\$3,647.63
Street Signs						229.84	\$229.84
Total Road Maintenance	62.99	45.00	1,429.13	15.00		2,463.34	\$4,015.46
Subscriptions	14.06	14.06	14.06	14.06	24.37	30.20	\$110.81
Subscriptions/McAfee Antivirus	59.53					129.89	\$189.42
Subscriptions/Newspaper	40.00						\$40.00
TRA						86.40	\$86.40
Total Expenses	\$9,932.77	\$12,469.74	\$11,586.80	\$11,225.21	\$7,933.64	\$15,789.98	\$68,937.94
NET OPERATING INCOME	\$30,838.91	\$ -1,713.21	\$ -936.22	\$140.51	\$ -1,484.18	\$ -4,458.54	\$22,387.27
NET INCOME	\$30,838.91	\$ -1,713.21	\$ -936.22	\$140.51	\$ -1,484.18	\$ -4,458.54	\$22,387.27

January 2021 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	1/01/21	21,634.26
Deposits / Misc Credits	21	36,321.35
Withdrawals / Misc Debits	61	7,937.60
** Ending Balance	1/31/21	50,018.01**
Service Charge		.00
Interest Paid Thru 1/31/21		1.47
Interest Paid Year To Date		1.47
Average Balance		34,622
Minimum Balance		23,317
Average Rate / Cycle Days		.05000 / 31
Enclosures		34

February 2021 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	2/01/21	50,018.01
Deposits / Misc Credits	11	16,934.75
Withdrawals / Misc Debits	54	11,080.36
** Ending Balance	2/28/21	55,872.40**
Service Charge		.00
Interest Paid Thru 2/28/21		2.05
Interest Paid Year To Date		3.52
Average Balance		57,452
Minimum Balance		47,808
Average Rate / Cycle Days		.04642 / 28
Enclosures		29

March 2021 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	3/01/21	55,872.40
Deposits / Misc Credits	17	10,755.70
Withdrawals / Misc Debits	63	14,498.20
** Ending Balance	3/31/21	52,129.90**
Service Charge		.00
Interest Paid Thru 3/31/21		1.33
Interest Paid Year To Date		4.85
Average Balance		52,145
Minimum Balance		50,701
Average Rate / Cycle Days		.03000 / 31
Enclosures		42

April 2021 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	4/01/21	52,129.90
Deposits / Misc Credits	19	11,730.63
Withdrawals / Misc Debits	78	11,977.07
** Ending Balance	4/30/21	51,883.46**
Service Charge		.00
Interest Paid Thru 4/30/21		1.32
Interest Paid Year To Date		6.17
Average Balance		53,680
Minimum Balance		51,882
Average Rate / Cycle Days		.03000 / 30
Enclosures		37

May 2021 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	5/01/21	51,883.46
Deposits / Misc Credits	8	6,308.28
Withdrawals / Misc Debits	43	7,614.09
** Ending Balance	5/31/21	50,577.65**
Service Charge		.00
Interest Paid Thru 5/31/21		1.31
Interest Paid Year To Date		7.48
Average Balance		51,485
Minimum Balance		50,576
Average Rate / Cycle Days		.03000 / 31
Enclosures		28

June 2021 Bank Statement

Summary of Activity Since Your Last Statement

Beginning Balance	6/01/21	50,577.65
Deposits / Misc Credits	16	19,999.25
Withdrawals / Misc Debits	88	23,460.14
** Ending Balance	6/30/21	47,116.76**
Service Charge		.00
Interest Paid Thru 6/30/21		1.08
Interest Paid Year To Date		8.56
Average Balance		43,811
Minimum Balance		37,322
Average Rate / Cycle Days		.03000 / 30
Enclosures		47

TRINITY COVE IMPROVEMENT ASSOCIATION

OFFICE MANAGER'S REPORT

July 17, 2021

Sharon Deming, Office Manager

- Deposits for May totaled \$6308.28. Deposits for June totaled \$19,999.25.

- Office expenses for **May** total \$1662.13.
 - QuickBooks subscription \$74.62
 - Contract labor \$1254.50
 - Supplies \$325.81
 - Certified Letters \$7.20

- Utility expenses total \$537.62
 - Electric \$309.67 (campground, rec bldg., & dump)
 - Water \$130.00 (campground, rec bldg., & dump)
 - Telephone expense total \$97.95

- Office expenses for **June** total \$2129.06.
 - QuickBooks subscription \$74.62
 - Contract labor \$1647.75
 - Supplies \$348.09
 - Certified Letters \$58.60

- Utility expenses total \$581.33
 - Electric \$330.75 (campground, rec bldg., & dump)
 - Water \$153.00 (campground, rec bldg., & dump)
 - Telephone expense total \$97.58

- As of June 30th the Pool Fund Account balance is \$301.24, and the Road & Maintenance Fund balance is \$1314.19. Purchased backhoe for \$8400.00

- We have issued Chapter 209 Violation Notices in April as follows:
 - 2 Architectural Violations (no permit and/or did not abide by permit instructions)
 - 1 Abandon Vehicle Violation
 - 2 Garbage Violations

- We have also issued 3 Cease & Desist Letters. 2 were for operating commercial business from property and 1 was for obstructing drainage in TCIA easement.
- 1 Lien has been filed.
- 1 Lien has been released as account has been paid in full.

TRINITY COVE IMPROVEMENT ASSOCIATION, INC.
Board of Directors Meeting
Saturday, July 17, 2021

SIGN IN SHEET

1	Lina Wynn
2	Amanda Stansberg
3	Betsy Boren
4	Rita Wilson
5	Mary Spunkin
6	Vera Kieborg
7	Taty Tarspl
8	Shirley Willyerd
9	Joe Kuba
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TRINITY COVE ACTIVITIES

For Reservations please contact, Co Chair Events,

Vince Bozzo at 936-222-9100

Office phone: 936-594-3278

Mon – Fri 9am-1pm

1st & 3rd Sat 9am – 1pm

Rates for the Rec Center

Room Rental \$200.00 Per Day Non Resident

Deposit \$100.00 Non Resident

(Refundable if left clean Inside and Outside)

Residents

Room Rental \$75.00 per day for Residents

Deposit \$100.00 Refundable Deposit if left clean