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**Trinity Cove Improvement Association, Inc.**  
**Board of Directors Meeting**  
**February 16th, 2019**  
**Minutes**

**Call to Order**

President, Leslie Barnard, called the meeting to order at 9:05 AM. Secretary, Leslie Barnard, stated that a quorum was established. All Board Members were present.

Silent prayer was led by President, Leslie Barnard. Pledge of Allegiance was led by President, Leslie Barnard.

**Minutes**

Minutes from the January 19<sup>th</sup>, 2019 were read by President, Leslie Barnard. President, Leslie Barnard, motioned to approve the Minutes as read. The BOD accepted the Minutes unanimously.

**Treasurer's Report (Don Kargel)**

Treasurer, Don Kargel, read the Treasurer's Report for January 2019. President, Leslie Barnard, motioned for approval as read. The BOD accepted the Treasurer's Report unanimously.

**Office Manager's Report (Sharon Deming)** – Read by Sharon Deming. President, Leslie Barnard, motioned for approval as read. The BOD accepted the Office Manager's Report unanimously.

**Committee Reports**

**Activities Committee (Marlene Valentine)** – Read by Marlene Valentine.

**Deed Restrictions (Odis Murphy)** – Discussed Section 209 Violation regarding abandoned vehicles. Director - Odis Murphy, suggested that we may want to consult with an attorney, to ensure that we comply with state laws.

**Road Report (Larry Boren)** – Discussed by, Larry Boren. The dump truck that was purchased will be used for milled asphalt, so that we can do chip and seal repairs on sections of the road. Director, Larry Boren, volunteered to work on increasing the signage in our community.

President, Leslie Barnard, motioned to approve Committee Reports as read and/or discussed. The BOD unanimously accepted all Committee Reports.

- **New & Old Business:**

BOD discussed poor state of campground, which included bad electrical poles and septic leaks. Campground feasibility will be studied at a future date for costs to replace electrical and septic. It was discussed using the campground as a day park during the meantime, by adding picnic tables and fire rings, etc.

Current tenants would be allowed to continue staying at the campground as long as TCIA was not violating TRA and/or EPA regulations. There will be NO NEW tenant leases at the campground until there is resolution to the dilapidated state of the campground.

When construction a new home, PO may keep RV on site while building. Must have RV pedestal, as well as septic in place for RV dumping. \$100 fee will be good for six month and may be extended twice for three months, each time requiring an additional fee of \$100.

President, Leslie Barnard, motioned to approve all items as read and/or discussed under New Business. The BOD unanimously accepted all items under New Business.

Permit fee of \$50 for large trucks over 26,000 GVW will be required as of February 1<sup>st</sup>, 2019. This process passes the liability of damage from the PO to the trucking company. In a waiver format, proof of liability insurance will be required from the trucking company. Under no circumstances will a truck be allowed to exceed 48,000 GVW. Director, Odis Murphy, contracted to have signage posted at entrance of TC subdivision.

All litigation surrounding campground has been concluded and TCIA will retain ownership of the campground. D&O insurance has been reinstated as of March 1<sup>st</sup>, 2019.

Ring Security system was purchased for the Community Center for approximately \$1,158.28. Annual monitoring fees are \$100 for all five devices.

**Open Discussion:**

Vickie Ward volunteered to chair Neighborhood Security Committee in our neighborhood.

Director, Larry Boren, suggested that we may want to purchase a Sea Land container to use for secure storage and office at the dump.

Activities Committee, Marlene Valentine, discussed enclosing the BBQ shack outside of the Community Center being turned into an enclosed storage room for TCIA and the Activities Committee to use. Garage Sale donations currently being made are being stored at the pool enclosure and are taking in moisture and being ruined. It was suggested that the pool enclosure could be converted into a party pavilion with BBQ and fire pit in the future. TCIA Activities Committee could then rent out the pavilion for parties. TCIA records are currently being stored at the dump and are also being ruined.

President, Leslie Barnard, motioned to approve the conversion of the BBQ shack into an enclosed storage facility and sharing the cost with the Activities Committee. The BOD accepted the conversion of the BBQ shack into an enclosed storage room unanimously.

### **Adjournment**

President, Leslie Barnard, motioned to adjourn the meeting at 10:25 AM, which was unanimously approved by the BOD.

### **Approved:**

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Leslie Barnard – President/Secretary

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“Wayne” Richard Palmer – Vice President