

Trinity Cove Improvement Association, Inc.

Board of Directors Meeting

AGENDA

September 21st, 2019

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
- Reading and Approval of the Minutes of the August 19th, 2019 Board Meeting:
Ronald Valentine
- Treasurers Report: Don Kargel
- Office Manager Report: Sheron Downing
- Committee Reports
 - Deed Restrictions/Special Projects – Odis Murphy
 - Road Report – John Deming
 - Activities Committee – Marlene Valentine
 - Public Relations – Kathy Kargel
- Old & New Business
- Approved - Intent to Address Board
- Adjournment

Trinity Cove Improvement Association, Inc.
Board of Directors Meeting
August 19th, 2019
Minutes

Call to Order

President, Leslie Barnard, called the meeting to order at 9:08 AM. Secretary, Ronald Valentine, 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 July 20th, 2019 were read by Director, Larry Boren. 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 July 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 Violations

Odis would like to fabricate picnic tables with covers to be placed near boat docks, as well as Campground boat launch. President Leslie Barnard asked for plans to be submitted for consideration by BODs.

Road Report (Larry Boren) – Discussed by, Larry Boren. Status of repairs.

Emergency repairs done to TCIA Office and Community Center due to black mold

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

New & Old Business:

- President's notes were discussed by President, Leslie Barnard.

Amendment to Original Minutes (09/28/19) – Regarding Pioneer Bank

- Pioneer Bank Account Number: 7234
 - Remove Director Larry Boren
- Pioneer Bank Account: Activities Committee
 - Add Shirley Townes
 - Remove Betty Boren

Adjournment

Meeting was adjourned at 9:25 AM due to candidate Higgin's disruptive behavior. BOD's meeting reconvened and was concluded in TCIA Office.

President, Leslie Barnard, motioned to adjourn the meeting at 9:37 AM, which was unanimously approved by the BOD.

Approved – Intent to Address Board

N/A

Approved:



Leslie Barnard – President/Secretary



"Wayne" Richard Palmer – Vice President

Trinity Cove Improvement Association, Inc.

Board of Directors Meeting

President's Notes

September 21st, 2019

Election Committee – Ballots went out week of 09/09/19

October Elections - Candidates

Accepted: Roger Stansbury, John Deming, Annetta Elam (Valentino), Carl Schmidt, Vickie Ward, and Jimmy Higgins

All office staff, maintenance crew and BODs have had criminal checks run through DPS, which were all uneventful.

Invoices are planned to go out on November 1st, 2019 and will be considered past due if paid after January 31st, 2020 – new rate will be \$126.50

Stats for S209 Violations as of 9/17/19 – EPA cases heard in JP Court starting in November.

Dilapidated Trailers – 32

5 resolved

5 abatements notices served

Garbage – 37

5 resolved

Abandoned Vehicles – 12

5 resolved

Skirting – 3

1 resolved

Lien Notices - 55

44 filed

4 paid in full

Past Due – 15

4 paid in full

Architectural Violations – 4

4 escalated to attorney

Road Equipment Purchased

Generator, grinder, welder, cutting torch, air compressor - \$850

Large plate asphalt compactor - \$989

Will need to add jack hammer

President, Leslie Barnard appointed John Deming to vacant Director position, which will chair Road and Maintenance

President, Leslie Barnard appointed Carl Schmidt to co-chair Road & Maintenance

President, Leslie Barnard motioned to appoint via email ballot, which was unanimously approved by the BODs

Currently on hold pending road repairs, which were approved unanimously by BODs on 8/19/2019:

Wheel Chair Access - \$2,000

Paved Sidewalks to front and back doors

Unisex Bathroom - Convert Men's Room to wheelchair access

Widen bathroom door – taller toilet – etc.

Activities Center Office - \$500

Convert Community Center pantry into an office for Activities Committee.

Thoughts about granting permission surrounding use of Campground. Garbage and junk being left, which leaves the grounds untidy. Sadly, few inconsiderate people, maybe the causative factor leading to changes in privileges effecting all property owners.

TRINITY COVE IMPROVEMENT ASSOCIATION
OFFICE MANAGER'S REPORT
September 21, 2019
Sharon Deming, Office Manager

We've gotten settled into our new office. We have had several comments on how nice the office looks from property owners who have come in. It's definitely a more efficient working environment.

On September 17th, Lana and I have begun invoicing for 2020 Maintenance Fees. We are continuing to send out lien notices. We hope to have the invoices completed and ready to mail out before the end of October. The office hours during invoicing will be 9:00 a.m. to 12:00 p.m. to allow uninterrupted time to focus on the invoicing.

We have had extra expenses this past month due to election notices being printed and mailed out. We have purchased extra ink cartridges, copy paper, watermarked stationary, envelopes and postage stamps. Part of the extra supplies was for invoicing of the 2020 Maintenance Fees. Expenses for election supplies was approximately \$1400 and invoicing supplies was approximately \$800 for a total of \$2200.

ACTIVITIES COMMITTEE MEETING
September 21, 2019

August Beginning Balance		\$1093.29
Deposits		0.16
Interest	0.16	
Expenses		\$271.32
Food & Drinks	66.64	
Supplies	204.68	
August Ending Balance		\$822.13

TRINITY COVE IMPROVEMENT ASSOCIATION

NOTICE OF INTENT TO ADDRESS

THE BOARD OF DIRECTORS

Property Owner Name: AMANDA STANSBERRY

Address: 1084 POST OAK CIRCLE

Section: 1 Block: ANNEX Lot(s): 24 & 25

Date Of Request: 09-19-2019

Date Of Board Meeting: 09-21-2019

All matters to be addressed to the Board must be in specific detail and listed here:

ROAD SAFETY

A 3 minute time allotment is imposed on each speaker.

Notice to address the Board at a monthly meeting must be submitted (48) hours prior to the scheduled meeting date and time. Request will state the subject to be discussed and the length of time desired. If, in the opinion of the Board, preparation time is required by the Board to be responsive to the subject, the Board may delay its response until the next regular meeting.

Only members in good standing may address issues to the Board Of Directors.
THIS MEANS ALL MAINTENANCE FEES MUST BE PAID IN FULL AND PROPERTY OWNERS MUST NOT BE IN VIOLATION OF DEED RESTRICTIONS.

TRINITY COVE IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting
 Saturday, September 21, 2019

SIGN IN SHEET

1	Maez Richardson
2	Sam Richardson
3	AMANDA STANSBERRY
4	JIMMY KIEBERZ
5	VENA KIEBERZ
6	John Amst
7	Glenda Goff
8	RAY TRAPMAN
9	JANIE TRAPMAN
10	David Wilbynd
11	Spisley Wilbynd
12	Janelle Schmidt
13	LARRY & BETTY BOREN
14	Ronald Valentine
15	Marlene Valentine
16	Teddy Targel
17	Linda Catlin
18	Burice Tomme
19	Samuel Burbank
20	Mary Speelje
21	Carl Schmit
22	
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