

L

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

Call to Order

President, Leslie Barnard, called the meeting to order at 9:00 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 February 16th, 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 February 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 for trash, abandoned vehicles, and dilapidated trailers

Road Report (Larry Boren) – Discussed by, Larry Boren. Status of more permanent road repairs contingent on weather. Consideration being given to move the location of the dump to front of subdivision.

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

New & Old Business:

Discussed Community Center repairs:

- Bid from Jerry Sell from \$2,500 to \$4,000 to repair exterior TCIA Office wall
- Grade for water run-off, weed barrier landscape trim, and gravel
- Caulking and Painting of other three sides of building

Discussed Office Staff Projects and new hours:

- Working on all past due Property Owners with Lien/Warning Notices
- Liens were filed on severely past due properties
- Monday through Friday and 1st and 3rd Saturday from 9 AM to 1 PM
- Escalated dilapidated trailer to County Commissioner for EPA violation

Adjournment

President, Leslie Barnard, motioned to adjourn the meeting at 9:30 AM, which was unanimously approved by the BOD.

Open Discussion:

Jim Kieborz voiced his opinion at great length regarding his disapproval of the current BOD.

Topics discussed by Mr. Kieborz included, but were not limited to the following:

- Road condition and weight restriction
- Trash
- BOD running people off due to road weight restriction
- More office hours needed
- Vote should be required for all BOD and no appointments should be allowed
- All POs should be included in private Executive Session's with PO, which would allow for open discussion from community surrounding personal and/or sensitive topics. Mr. Kieborz accused BODs of having secret meetings
- Junior's place is trashy, and something should be done about it
- Easements

President, Leslie Barnard stated that Minutes are being taken at all Executive Meetings and are read and approved at following BOD meeting.

Constable, Mark Cole discussed rental properties and the legal rights that owners have pertaining to accessing their property while occupied by squatter, as well as eviction.

President, Leslie Barnard volunteered to fill out form on NOLO to assist with an eviction of squatters for Junior.

Constable, Mark Cole discussed sewage violations handles by Polk County. All other EPA violations that pose a danger to public, Trinity County will handle. POA is required to exhaust all avenues to remedy EPA violations prior to escalating to County.

Larry discussed weight restrictions for roads, which Mark Cole confirmed. Long term road repairs were discussed.

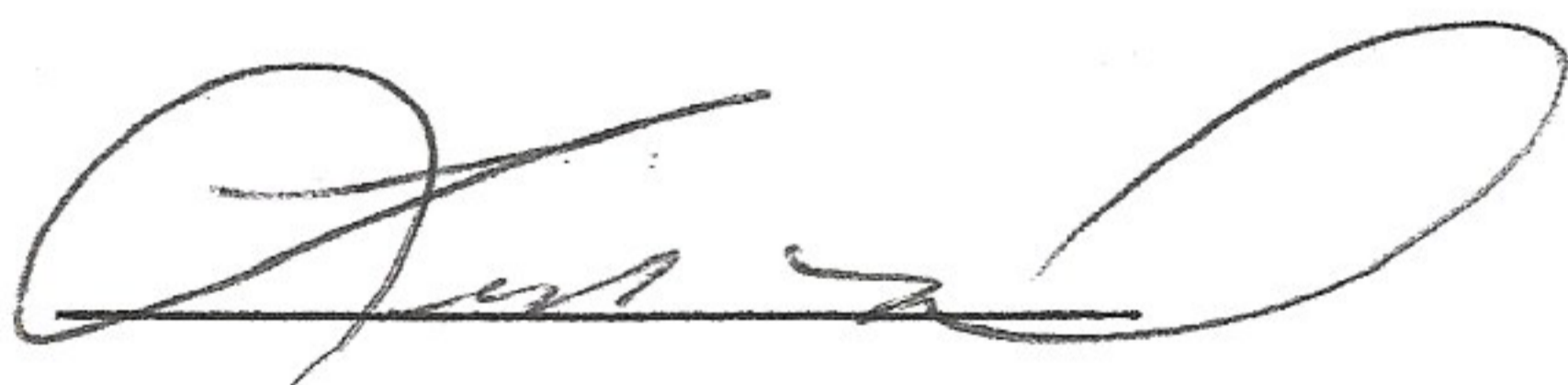
PO, Mr. Stansbury complained about weight restrictions for current vehicles coming into Cove.

PO discussed mobile home pad site – address the structural condition. Trucking company will have to purchase permit for overweight.

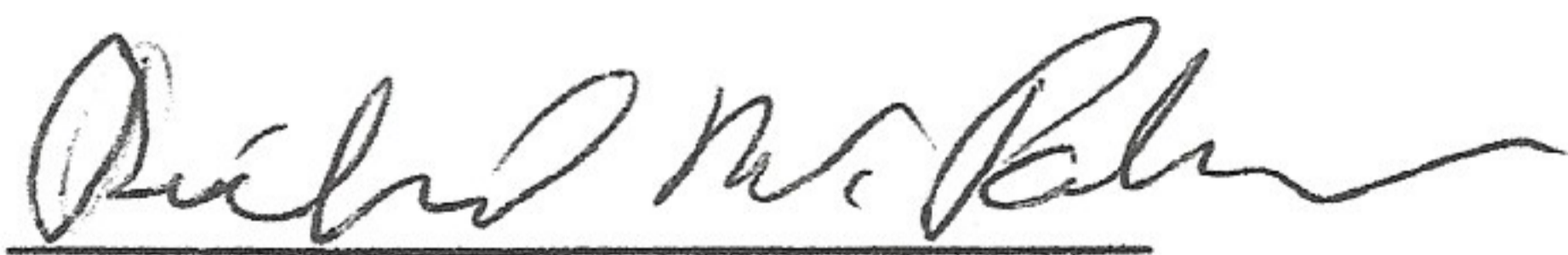
PO Susan, questioned integrity of President, Leslie Barnard. Discussed about investors coming into neighborhood and renting property. Board approval limits were discussed. Discussed 1099 vs W2 for persons working for Cove and questioned who was going to be operator of heavy equipment. Questioned adequacy if TCIA's liability insurance coverage for heavy equipment.

PO threatened trespassing against BOD. It was indicated that pictures will only be taken while in vehicle.

Approved:

A handwritten signature in black ink, appearing to read 'Leslie Barnard', written in a cursive style.

Leslie Barnard – President/Secretary

A handwritten signature in black ink, appearing to read 'Richard Palmer', written in a cursive style.

“Wayne” Richard Palmer – Vice President