

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

**Call to Order**

President, Leslie Barnard, called the meeting to order at 9:10 AM. Secretary, Leslie Barnard, stated that a quorum was established. All Board Members were present except for Don Kargel due to illness.

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

**Minutes**

Minutes from the November 17th, 2018 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)**

President, Leslie Barnard, read the Treasurer's Report for November and December 2018. 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)** – Director, Odis Murphy discussed working EPA 209 Violations as well as renters needing to be registered with TCIA Office.

**Road Report (Larry Boren)** – Discussed by, Larry Boren. President, Leslie Barnard, motioned to approved as discussed. The BOD unanimously accepted the Road Report. All tractors have been located to the dump, with one currently operational.

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

## **New Business:**

- Discuss application for Hardship Waiver for Elderly and/or Disabled
  - Must be unable to work and immobile
  - Provable household fixed income less than or equal to \$750 per month
  - Eligible for lawn service and trash pickup from maintenance staff
  - Fixing maintenance dues at current rate
  - No charge for payment plans
- Impose Architectural Fees
  - New home construction, buildings, carports, driveways - \$100
  - Mobile home \$50
  - Quality and easement verification, fences, sheds, etc. - \$10
- New used truck
  - Keep F150 – valued at approximate \$4,000
  - Purchase F250/F350 or equivalent flatbed box – for up to \$2,500
  - Purchase Gradall – for up to \$5,000
- Security Camera's
  - Community Center
    - Purchase four Ring Cameras @ approximate \$179 per camera
    - \$100 per year for all devices
    - Tap into current WIFI
    - Records to Ring Cloud
  - Dump
    - Move cameras from Community Center to Dump

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.

## **Open Discussion:**

- Office staff working all past due maintenance fees
  - All past due property owners with Certified 209 Letter
  - Three years or greater add lien notice (not the same as foreclosure)
  - Verify last known address to align with TCAD
  - Research tool – People search subscription
  - Go to Packets for New Homeowners
    - Bylaws
    - Deed Restrictions
    - Architectural
- Permit fee of \$50 for large trucks
  - GVWR Limit to be determined

- Insurance required for potential damages to our roads
- Signage requirements - Odis Murphy volunteered to take lead
- Future repairs needed for Community Center
  - 2019 Office wall repair - \$2,500 to \$4,000
  - 2019 New roof and deck - \$3,500 to \$4,500
  - 2019 Rotten door(s) - \$200 each
- Culvert on Spring Circle washed out

**Amendment to Original Minutes (01/19/2019) – Regarding Pioneer Bank**

Pioneer Bank Account Number: 7234

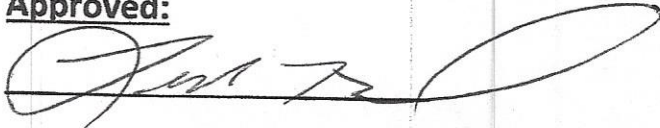
Add Larry Boren as Director

Provide Larry Boren with Visa Check Card for road & maintenance repairs

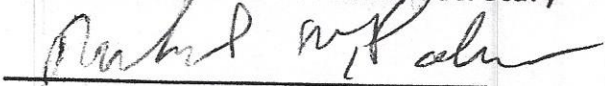
**Adjournment**

President, Leslie Barnard, motioned to adjourn the meeting at 10:30 AM, which was unanimously approved by the BOD.

**Approved:**



Leslie Barnard – President/Secretary



“Wayne” Richard Palmer – Vice President