

TRINITY CREEKS HOMEOWNERS ASSOCIATION

Board Meeting Summary

April 22, 2018

The focus of this meeting was follow up on the meeting with representatives of Cambridge Management, the need for recruitment of an interim board member and initial planning of the 2018 Block Party.

CAMBRIDGE MANAGEMENT MEETING

On Friday, April 20, 2018, Diane Hodges represented Trinity Creeks Homeowners Association at a meeting with Ed Oswald and Arlene Rivera of Cambridge Management. The following topics were discussed:

- Initiation of a more aggressive process to pursue delinquent association fees;
- Schedule for Ed Oswald's inspections of Trinity Creeks, which will be conducted on the first Friday of each month. He will be focusing on violations of the Trinity Creeks Covenants and municipal violations, ie. trash receptacles remaining at the curbs on Friday after a Thursday trash collection, lawn maintenance and driveways in need of sealcoating. Violators will receive an initial "courtesy" letter, citing the Trinity Creeks Covenant or municipal code violation. Repeated violations will result in fines to be assessed by the Board;
- A representative of Cambridge Management will be attending the May general meeting of the Trinity Creeks Homeowners Association, which is scheduled for May 16, 2018.

RECRUITMENT OF INTERIM BOARD MEMBERS

Diane Hodges and Kevin Richard agreed to recruit interim board members to increase the size of the Board in order to support the ability of the Board to conduct its business even, if one or two Board members are absent.

2018 BLOCK PARTY

Judson Mitchell has agreed to chair the 2018 Block Party. He presented a tentative plan, including a budget. Judson will present this plan at the general meeting, where he will also be recruiting members for the 2018 Block Party Committee

Next Board Meeting: May 26, 2018

Diane Hodges, Secretary