

**TRINITY CREEKS HOMEOWNERS ASSOCIATION**  
**SUMMARY OF BOARD OF DIRECTORS MEETING**

**September 15, 2018**

**Present:** Kevin Richard, Geri Morris, Ron Wright, Henry Smith, Diane Hodges

**Landscaping for Monumental Sign**

Marilyn Stewart presented a proposal for landscaping on the site of the monumental sign. She had received a quote from R & J Landscaping, which was \$500 to remove the sod and install top soil. She recommended that Trinity Creeks make this a DIY project, utilizing volunteers from our community.

Marilyn identified the following needs to begin the project with volunteers:

1. Sod cutter, which can be rented with a \$150 deposit, \$66 for 4 hours
2. Tiller rented at \$66 for 4 hours. Kevin Richard has an electric tiller, which he offered
3. 12 bags of top soil at \$ 7 or \$8/bag, which can be purchased cheaper in bulk
4. Perennial plants, which are low maintenance
5. Professional grade blocker and garden sticks

The Beautification Committee needs volunteers to pick up the sod cutter. Kevin Richard and Ron Wright volunteered.

The Board voted to allocate \$300 to start this project. Additional note related to monumental sign: the Board voted to reimburse the Greenfields: \$27 for water; \$29 to replace a hose damaged during the construction of the monumental sign.

**Block Party**

There was a deficit of \$140 on the Block Party budget after \$216 outstanding expense owed to Judson Mitchell is reimbursed. Judson advanced personal funds for the game truck. The Board decided to direct Cambridge Management to cut a check to reimburse Judson Mitchell. Given the feedback provided by the Block Party Committee, it was decided that the decision about whether to sponsor a Block Party in 2019 should be discussed at the November 14<sup>th</sup> general homeowners meeting.

**Delinquent HOA Fees**

After some discussion, it was decided that Diane Hodges would write a “stronger” letter to be sent to delinquent homeowners. There was discussion that given our financial status, how we might cover the cost of pursuing collection. Kevin Richard will investigate further with the law firm of Trunkett and Trunkett.

### **Update Information on Trinity Creeks Website**

Kevin Richard has posted the financial report for the 2018 Block Party and will post the 2018 and 2019 budget, as well as monthly expenditures. He has also posted a Board Nomination application.

### **Open Discussion**

- Elzie Banks asked Kevin about talking with the Village administration about having Public Works paving our streets. There was some discussion about whether the Village has the capacity, ie. equipment to pave the streets. Kevin Richard will follow up with Elzie Banks about being the contact on the streets.
- The deteriorating condition of the Sales Center and removal of the Trinity Creeks marketing billboards on Lincoln Highway were raised as concerns. Geri Morris will contact Angie Symington at the Village.
- Henry Smith reported that Willie Johnson provided a comparative marketing analysis, which could provide information that would be useful in pursuing a decrease in property taxes. Kevin asked Henry to forward a copy of the information to him for potential posting on the Trinity Creeks website.

**Next Meeting: October 20, 2018 at 1:00 pm at Geri Morris's home, 5948 Newbury.**

Diane Hodges  
Secretary