

TRINITY CREEKS HOMEOWNERS ASSOCIATION
SUMMARY OF BOARD OF DIRECTORS MEETING
September 14, 2019

Present: Kevin Richard, Geri Morris, Ron Wright, Diane Hodges

Schedule of General Homeowners Association Meetings for 2020

The Board approved the following dates for quarterly general homeowners meetings for 2020: February 12, May 13, August 12, and November 11. These dates are tentative until room reservations are finalized.

Approval of requests for permits

Any homeowner, who requests Board approval for a building permit, will receive a “no objection” letter from the Board, unless they are in violation of a Village ordinance. Most permits should receive approval from the Village within a few days. Kevin will send a “no objection” letter to the resident, who is requesting approval to install solar panels.

Board Member Recruitment

The Board is seeking to fill to Director vacancies in the group. As a general appeal at our most recent homeowners meeting did not yield any interest, Board members have agreed to reach out to residents with a personal appeal, ie. explaining the time commitment and duties of Board members.

Construction Disruption

The construction company that is building the townhomes continues to disregard the signage prohibiting truck traffic on our streets. Additionally on Thursday, September 12th, they cut the utility lines, causing a six-hour power outage to approximately 55 homes. Marilyn Stewart sent an email to the Board and Village officials, concerning the truck traffic, after she spoke with project personnel who seemed dismissive of her expressed concern. The Board will send additional communication to the Village administration, expressing the blatant disregard being demonstrated by the construction company. Geri Morris will also contact Gordon Harden at the Village to inform him of this situation.

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Financial Report

The monthly financial statement prepared by Cambridge Management contained no unusual activity. Financially our organization is running ahead of the previous year in terms of our current balance.

Vacant Lots in Phase II

It has come to our attention that there are vacant lots for sale in Phase II. The Covenants for Trinity Creeks Article I – Section 4 requires that any homes built in Phase II meet specifically stated standards. After discussion, the Board concluded that meeting these standards in the economic climate may result in no developer being interested in building in Phase II as the cost would be prohibitive. While we may have to compromise on the standards, it is important that it be made clear to the Village that we want prior input before any commitment to a developer is made, as we do not want significantly inferior housing built in Phase II. Minimally we would want homes of no less than \$400,000 value built in Phase II. We understand that the Covenants do not cover Phase III and therefore our standards would not apply to development of Phase III. A letter to Village administrators, expressing our position on this matter, will be sent from the Board.

Care of Landscaping Adjacent to the Fence at the South End of Destiny Drive

The Board tentatively approved \$200 to hire R & J to cut and apply weed killer to the area next to the fence. There will be a search for documentation, stating who owns the fence, as that continues to be debated.

Budget Meeting

Cambridge Management has inquired as to when our organization will be preparing our budget for the upcoming year. As a part of the budget preparation, the organization will be considering a contract with Cambridge, who has been working without a contract for three years. It was suggested that if Cambridge seeks an increase, that we start negotiating at a 5% increase.

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Next Board Meeting

Saturday, October 12th, at 1:00 pm at Ron Wright's home, 831 Spirit Drive. We will invite potential Board members to join us for that meeting.

Diane Hodges
Secretary