

TRINITY CREEKS HOMEOWNERS ASSOCIATION
SUMMARY OF BOARD OF DIRECTORS MEETING
NOVEMBER 9,2019

MEMBERS PRESENT: Geri Morris, Kevin Richard, Ron Wright

Construction Traffic- Regency Pointe

Kevin stated that he met with Scott Stern; representative of the Prairie Crossing Properties, INC. This is the company building the townhomes at Regency Point. Kevin stated that he had previously spoken with Ray (Agbabiak), who told him that Prairie Crossing's bond covers the streets at Regency Pointe and our streets, as well. Mr. Stern stated that the bond only covers Regency Pointe streets. He stated that he would meet with Ray and include our streets in the bond. Kevin stated that he has attempted to contact Ray concerning the bond change, without success, as of this date. Mr. Stern stated that they have one townhouse constructed and the foundation constructed for two more. Mr. Stern stated that they would be building 40 more units over the next 4 years, just at Regency Pointe and no other locations. Mr. Stern stated that over the 4 year period, there would be about twenty trucks entering the subdivision. At the conclusion of their construction, they will make any necessary repairs to the streets.

Another issue covered; was the possible removal of the center curb at Regency Drive, which prevents the trucks from entering at that location. Mr. Stern stated that since Regency Drive converges onto Lincoln HWY, the state would have to approve any changes at that location, which could take 2 years to approve. The state only does budgeted permit construction every two years. Mr. Stern stated that he spoke with the police dept. and they stated that his company has not broken any laws. Our only recourse is legal action. We would have to get an injunction to stop them. Ron asked about the weight limits of the trucks. Mr. Stern stated that the garbage trucks, which enter our subdivision, weigh more than their trucks do. There will only be a couple more trucks entering Trinity Creeks this year. They will just be doing interior work on the partially constructed townhouse. Geri suggested that we could possibly seek action through Robin Kelly's office. Kevin stated that we should probably meet with our state Rep. if we want to pursue this further. The Board agreed to raise the issue of truck traffic at our next general Homeowners meeting.

The Development of a Gated Community at Trinity Creeks Subdivision

The Board members were unanimous in their thinking that an undertaking of this magnitude would be cost prohibitive to homeowners. We will raise this issue at our general Homeowners meeting and ask if any homeowners would be willing to form a committee to research the feasibility of converting to a Gated Community. We will also call for a vote of homeowners present at the General meeting.

Collection of Delinquent HOA Fees

Kevin stated that to file a complaint concerning delinquent fees, would cost \$287 plus \$80 dollars (\$367) if it becomes necessary to retain a Process Server to hand deliver our summons. The attorney representing Trinity Creeks would get 1/3 of whatever they collect. Overall, collection of fees has been good. There are some homeowners who are attempting to bring their fees current, however we do have a couple of homeowners who will be over \$1000 in arrears as of next year. The Board agreed to wait until next year before taking delinquent homeowners to court. This will give them a chance to reconcile their arrearage.

Diane recommended that we present a brief financial update at our next General HOA meeting. She also stated that we should ask residents to stay vigilant concerning vacant homes. Diane recommended that homeowners consider having their roofs inspected, for possible hail damage.

Agenda for 11/13/2019 General HOA meeting:

1. Regency Pointe construction sight
2. Brief financial report
3. Vacant properties
4. Development of a Gated Community
5. Roof inspections

Our Next HOA Board meeting will at Geri's home, 1:00 p.m. Dec. 14th

Meeting Adjourned at 1:42 p.m.