

MINUTES OF
TRAILS EAST HOA
BOARD OF DIRECTORS MEETING

JULY 27, 2017

Meeting was held at Fire Station #20, 6755 Rangewood Dr., Colorado Springs, CO

Members present were: Bob Carter, President; Mary Carpenter, VP; Ruth Wood, Sec./Treas.
Others present were: Kerry Cantrell, Property Manager
Dan Mulvey, President of JTB Landscaping

The meeting was called to order by Bob Carter at 6:37 PM.

OPEN FORUM: Dan Mulvey presented an update on changes to the sprinkler system in the Trails East Community. He reported that approximately 70% of the drip lines have been inspected now; work continues. There are 70 watering zones and we have an 18-hour watering window. There are various inadequacies with our current system and these are being brought to the attention of Challenger Homes. One example is the drainage problem on Cowpoke. All of the problems must be resolved prior to the HOA accepting full turnover of the property.

PREVIOUS MINUTES: Minutes of the April 17th Board Meeting, June 18th Special Meeting, and Board Working Sessions of June 24th, July 6th, and July 22nd – read and approved.

FINANCE REPORT: June 2017 report was presented by Kerry Cantrell.

MANAGER'S REPORT: The YTD General Ledger was presented by Kerry Cantrell. He reported that we are on budget.

NEW BUSINESS: Committees: We need to form committees and sign-up sheets were available. We appreciate the two people who signed up – one for the Landscaping Committee and one for the Entertainment Committee. However, we need more people to volunteer. The Board hopes that more people will consider volunteering some of their time to these much-needed committees.

SOLAR LIGHTING FOR HOUSE NUMBERS: Bob Carter explained that homeowners have come forward recently requesting that house numbers be more visible. The Board has been researching possible solutions. One option is to use a solar spotlight to shine on the numbers. The other option would be to place a solar marker with the house numbers on it either on the ground or hanging from a post; this would be in addition to the numbers that are currently on each unit. We will report to the homeowners as soon as we find which works better. We ask for your patience while we work to resolve this situation; we would like to see consistency throughout the community.

VISITOR PARKING PERMITS: The Board discussed the possibility of issuing a parking permit for overnight or long-term visitors. We will advise as soon as we have reached a decision.

PERGOLAS: Kerry Cantrell explained that the HOA does not have the authority to approve pergolas at this time. In the original design plan that Challenger filed with the city, pergolas were prohibited. When the property is handed over to the HOA, the Board will have an attorney handle this legal problem for Trails East.

The meeting was adjourned at 7:56 PM. Submitted by Ruth Wood, Sec./Treas. Trails East HOA