

# Trailside Place



## Homeowners Association [HOA] Annual Meeting Agenda

**Date/Time:** Sunday, 09/11/16  
**5:00p.m.**  
**Trailside Place HOA**  
Northeast Common Area

- 1. Call to Order. Welcome and Introductions.**
  - a. Meeting called to Order at 5:34PM
  - b. All Board Members were introduced
- 2. Proof of Notice of Meeting**
  - a. Proof of Notice sent out 8/10/16; within guidelines
- 3. Affirmation of Quorum**
  - a. Met Quorum requirements with 28 homeowners in attendance/by proxy
- 4. HOA Accomplishments for 2016**
  - a. Seal Coating
  - b. Speed Bumps modified & painted
  - c. Sidewalk Repairs
  - d. Pending items
    - i. Road/Sidewalk Repairs on Wagon Train
    - ii. Repainting the wrought iron fencing along common areas
    - iii. Trimming of overgrown plants
    - iv. Tree Removal on Amity
      1. Mondo requesting to be present during this work
  - e. Mondo attended and took questions from the attendants

- i. Commented on past sprinkler issues in the common area
  - 1. Somebody turned off the main valve
  - 2. Impacted by drying out the grass and producing weeds
  - 3. Minor spraying taking place now but will be addressed fully in the Spring

**5. Financial Report**

- a. Reviewed 2015 and YTD 2016 Financials
  - i. Question by homeowner as to the HOA dues going up
    - 1. Explained that the dues have not gone up for 2 years and will not be increased for 2017

**6. Parking Report/Procedure for Parking Passes**

- a. Reviewed change in Parking Pass procedure from 1 year ago
  - i. No questions from attendants

**7. ACC Report**

- a. Reminders that all changes should be submitted to the Board for approval
  - i. Examples: Exterior painting, Fence painting, Roof replacement, new structures, driveway changes, landscaping
    - 1. Question by homeowner regarding having to submit a ACC approval request for a tree removal in the backyard
      - a. Recommend submitting to Board for approval

**8. Unfinished Business**

- a. No Unfinished Business

**9. New Business**

- a. No New Business

**10. Reminders**

- a. Neighborhood Garage Sale Discussion
  - i. Set for Sept. 17 & 18<sup>th</sup>
  - ii. Signs will be put up at the subdivision entrances

**11. Nominations from the floor for Board Members**

- a. Existing Board Members have agreed to remain on the Board for 2017 term
- b. New Board Member Volunteers
  - i. Chu-Lin Chu
    - 1. Email: [chu1661@gmail.com](mailto:chu1661@gmail.com)
    - 2. Cell: 208-424-3665
  - ii. Mike Johnson
    - 1. Email: [drmikej@mac.com](mailto:drmikej@mac.com) or [drmikej@ravensfire.net](mailto:drmikej@ravensfire.net)
    - 2. Cell: 208-890-0266

**12. Election of Board Members**

- a. Vote to elect current members and new volunteers approved by attendees

**13. Open Forum (three (3) minute limit per person)**

- a. Bicyclists on sidewalks not stopping at entrance roads into TSP
  - i. Add as topic for next Board Meeting
  - ii. Potential to add bike stops signs
  - iii. Validate that there are no sight obstructions for drivers
- b. Are there any perimeters for Halloween décor in neighborhood
  - i. No
  - ii. Discussed Christmas Light contest and Easter Egg hunt
- c. Has the gate been fixed coming from TSP II home into TSP common area
  - i. Yes

- d. What can we do about the large weeds growing on the canal side of the wrought iron fences?
  - i. Mondo will be trimming the landscape on the TSP side of the fences so that they can be painted.
- e. Is the Board open to turning some of the common area into a community garden for TSP homeowners?
  - i. Topic to be brought up at next Board meeting
  - ii. Could add value to our neighborhood
- f. Is there a Homeowner to Renter ratio limit to TSP? How many renters are currently in TSP today?
  - i. There are no limits set for Renters in TSP
  - ii. Riverside estimates that about 25% of homes in TSP today are rentals
- g. Along the homeowner fences backing up to Amity, it has been noted that some homeowner's pets are tunneling under their back fence. People utilizing the sidewalk between the homeowner's fences and Amity have commented that the escaped dogs attempt to chase them.
  - i. Riverside commented that this might be an issue for Police or Animal Control
  - ii. Riverside stressed to always contact the Board during these instances and they can approach the homeowners

#### **14. Adjournment**

- a. Meeting adjourned at 6:02pm