

## ***Highlights from the POA Board Meeting, October 28, 2024***

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Jo Matthew made the following announcements:**
  - Employee of the Month for September – Lena Edwards/Access Control
  - 4<sup>th</sup> of July Ad Hoc Committee forming – POA came very close to breaking even in 2024 for all expenses incurred – Committee would probably meet a couple of times a month to start and then as needed up to July – hoping to get an early start on securing business donations – if interested in participating, please contact Community Manager or a Board member

### **REPORTS**

- **Constable Report:** Constable Mark Cole was absent, and President Jo Matthew reported the following services for Trinity County provided by the Constable for the month of September: attended JP and District court, responded to suicide attempt, 3 traffic citations, 2 animal calls, 5 welfare checks, and 2 suspicious calls. Deer harvest numbers: 28 resident hunters; 17 does; 3 spikes; and 3 buck (large 8 pointers).
- **Access Control.** Trustee Deta Rogillio reported Access Control statistics for the month of September are: 7,303 vehicles were vetted through the left-hand lane: 4,640 POA, 1,964 Contractor, 120 MVR, and 579 Country Club. 502 telephone calls were received in September. Deta also announced the hiring of two new employees and the loss of one employee. She further explained that the new smaller NTTA eTag's were not being read by our current e-reader and that options were being explored to allow all eTags to be read.
- **ACC:** ACC Chair George Gallagher reported for year-to-date: 18 new homes have been approved; 66 additions/improvements; 13 consolidations; 31 fences; 13 extensions, and 14 denials.
- **Maintenance Report.** Maintenance Supervisor Chris Williams was absent and President Jo Matthew reported that the 19<sup>th</sup> Hole grease trap was dumped and cleaned, heavy haul pick up was completed, hired two more part-time employees, weed eating and mowing has been caught up throughout the subdivision, replaced motor on lake transfer pump, repaired broken gate handle at boat stalls; replaced broken netting around shop yard, and cleaned POA office roof of branches.
- **Budget Committee Report.** Trustee Rick Renfro was absent, and President Jo Matthew reported the POA ended September 2024 with \$1,732,967 in liquid assets. She further reported the total POA net income for the month was \$78,720 better than the budget and is \$278,794 over budget for the year to date through the end of September. All operational business areas exceeded their income budgets for the month. Total payroll expenses were under budget for the month of September. The total Association operating income for the month of September was less than the budget by \$11,764 and is \$61,107 better than the budget year to date. Total Association operating expense for the month of September was over the budget by \$222,317 due to the cost of the garbage trucks.
- **Deed Violation Report.** 47 corrected, 14 new, 7 at legal or public nuisance, and 63 currently active.
- **Country Club Committee Report.** Trustee Susan Keel reported that the Committee discussed a "water tree filter" for the 19<sup>th</sup> Hole. A new food program with Gorden Food has been initiated which should result in cost savings. Decided the 19<sup>th</sup> Hole will continue the current summer hours. Suggestions for different activities at the Clubhouse were reviewed. Discussion was also held on how to finance new flooring with preliminary cost estimates being \$40,000 -\$50,000.

- **Golf/Greens Committee Report.** Trustee Rick Walterscheid reported the departure of Josh Miller and promotion to Josh Dixon as Golf Course/Pro Shop/ Clubhouse Manager and Kenneth Parker as Groundskeeping Supervisor. Three recommendations will be made to the board concerning drainage, bunkers, and the driving range. Discussion about implementing “starters” to assist Marshals. Discussion on covering the large hole at the entrance of #9 tee box.
- **Streets and Roads Committee Report.** Trustee Liaison Ron Auvenshine reported that the Committee divided into two groups and drove all 26 miles of roads within the community. They are working up possible solutions to the repair of a collapsed culvert off Palm Springs. Communicated with Maintenance Supervisor ditches and culverts that need work. A recommendation will be part of a bid on culvert repair at Blue Bonnet and Meadow Lake.
- **Maintenance Committee Report.** Trustee Liaison Jo Matthew presented the Maintenance Committee Report. She stated that the Committee discussed how the maintenance department works and the Board transitioning to programs that will make things more transparent. Issues found by members were reviewed and reported to the appropriate department manager.
- **Strategic Planning Committee Report.** Trustee Ron Auvenshine reported that the Committee has resumed meeting to work up the information needed to present to the Board on the possible creation of three new committees that study Communications, Marketing, and Financial Advisory.
- **Neighborhood Watch Committee Report.** Trustee Liaison Cheryl Savage reported that the October 5<sup>th</sup> Neighborhood Night Out event was a success. Activities were well received. She reported that the Committee learned ways to improve the event for next year. Cheryl stated that the vendors present were popular. She thanks everyone who contributed time, talent, and donations, especially George and Theresa Gallagher for their donation of the hot dogs and buns. She stated 3-4 more zone captains were needed and asked for volunteers.

**ITEMS for RATIFICATION:** None.

**ITEMS for CONSIDERATION: The Board approved the following:**

- **Budget Workshop Committee:**
  - Approved 2025 Budget with a 4% increase of assessments for a \$9 per month increase or \$108 per year increase which is exclusively in the recreation assessment. (The 2025 Budget shall be posted to the WS website. The budget includes a newly renovated pool and pool house, golf course renovations, road work, and other community upgrades.)
  - Approved lighting for the pickleball court through the rental program currently being utilized for the Clubhouse parking lot to include usage of money donated to pickleball by the Golf Classic.
  - Approved a boat dock rental handling fee of \$25 per payment.
  - Approved upgraded golf cart lease to EZGo and the raising of golf cart fees to \$18.
  - Approved purchase of beverage cart.
  - Approved purchase of golf ball picker cart.
  - Approved the replacement of the fence adjacent to the Clubhouse damaged during the hurricane which would incorporate the propane tank in the enclosure to KS Building and Remodel for \$6,900.
- **Golf/Greens Committee:**
  - Approved repair/replace 33 bunkers on the golf course with Billy Bunkers by Graham Golf for \$150,025.

- Approved renovation of the driving range by Diversified Pier and Bell for \$23,492.24 minus \$8,680 donated by the Golf Classic for a total of \$14,812.24.
- Tabled recommendation of drainage work on Hole #5 to be reviewed by the end of the first quarter due to other possible work that may impact the drainage.
- Approved the use of “starters.”
- **Country Club Committee:**
  - Approved inline water filtration system for 19<sup>th</sup> Hole under \$5,000.
  - Tabled recommendation of upgraded internet at the Clubhouse until further review of how many sites will need to be upgraded.
- **Board of Trustees:**
  - Denied 2<sup>nd</sup> Amended and Restated Agreement with Trinity Pines Village upon recommendation of POA Attorneys.
  - Approved Committee Guidelines.
- **POA Administration:**
  - Approved all 2025 assessment invoice letters.
  - Remove Bonnie Brown from all bank accounts and add Christopher Hinshaw to those bank accounts.

***The next board meeting is Monday, November 25<sup>th</sup>, 2024.***

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**Property Owner comments/questions at the meeting addressed the following topics:**

- A property owner requested that an eBlast be sent reminding people to slow down and watch for families/children out walking and riding their bicycle on Pinnacle.
- A property owner asked the price of the new garbage trucks. *\$250,115 for both trucks. Also, asked when we shall start using the new trucks. It was announced that a trial run would occur tomorrow in Coach Village only. Two or three test runs may occur prior to the truck's usage. Probably December will see the full implementation of the trucks.*
- A property owner requested Saturday Board meetings stating the difficulty for those people who work full time to attend. *The Board has scheduled 2 Saturday meetings within the last year with only one person attending who could not attend weekday meetings. Also, asked that the garage sale maps used this time not be used again. Those type maps will not be used again.*
- A property owner requested how often trash pickup for the community would be with the new garbage trucks and if the trucks were class C vehicles. *The Board is looking at running the new garbage trucks once a week and they are class C vehicles. Also, asked about paying off the promissory notes held by property owners early and stressed the financial savings. These promissory notes will be paid off in January 2028 and, at this point, we are only paying on the principal. The Board has decided not to pay these notes off early.*
- A property owner asked when the boat launch by the POA Office would be repaired. *That repair is budgeted in the 2025 budget.*
- A property owner stated that property owners should encourage other property owners to slow down. Also, stated that they would help financially stressed property owners clean up their homes and townhomes. *Information was taken and will be put in contact with likeminded community groups.*
- A property owner stated that property owners in the townhouse section often had nowhere to place their garbage cans and that is why they are sometimes left at the curb.