

2026 Trails End HOA Board Meeting

May 5, 2026

Trails End Firestation

Call to Order: 10:01AM

In Attendance:

Don Swayne – President

Kathy Jackson – Secretary

Travis Holliman- Treasurer

Robin Adrian – Sgt at arms

Cori Cline – Vice-President

Members attending: Nicole Miller, Bill Dahleen

The board meeting was held to plan for the annual meeting on June 13, 2026. The minutes from the last board meeting and last quarterly meeting have been approved by the board members. The minutes of the last quarterly meeting will be voted on at the annual meeting. Both sets of minutes need to be posted on the website.

We discussed the sample ballots that Robin had printed up – no need to have signature on ballots. We talked about just how the election process will work at the annual meeting: member has paid and signed in – 3rd person gives ballot to member and write # of ballot on sign in sheet so we know each member in attendance qualified to vote has gotten a ballot.

Cori needs to correct the voting instructions and post on the website. Don's name needs to be correct and who to respond to.

We discussed the agenda for the annual meeting. Don will talk about end of contract with Thalle – 1 year left on contract but will discuss at meeting. Also, do we want the gate moved back to where it was before the Thalle project? There are now 2 neighbor's gate that are now outside our gate but if we have it moved back to where it was before, those gates will go directly into park.

There was an extended discussion of the budget since we will no longer have the income from Thaille. It would be a good idea to set an annual budget – expenses minus projects. This past year it was roughly 24,000 and we spent 78,000 including the projects. Don suggested leaving \$300,000 in CD's and add the interest earned into our operating budget along with membership fees.

Minutes from the March 3 board meeting and the March 10 annual meeting were approved by the Board via email.

Kathy wanted a clarification about what emails to send and when to send them. We agreed she should send out an email to all members at least 30 days prior to the meeting which should include: a link to the meeting agenda; elections, attach link to voting instructions; attach link to by-law changes (Kathy to send by-laws to Cori who will post them on the website), Bar-B-Q info – board to supply meat, invite members to bring sides, reminder of expenditures we will be voting on, when applications will be accepted in person at the park.

Then Kathy should send another email 1 week before the meeting to include: meeting agenda, either a link or post in body of email, minutes of March 10 quarterly meeting in body of email.

The following documents should be posted on the website as soon as possible so members have access: Correct voting instructions, agenda, minutes from 3-10 quarterly meeting, by-laws with proposed changes, member application forms – both owner and associate, dates we will be accepting applications in person at the park. Cori will post the dates/times to accept apps in person on the Facebook page also.

Cori spoke about the painting jobs at the park. \$700 has already been spent on sanding and power washing Pavilion 2, this took 2 people 14 hours total. The board decided to hold off on anything else til the meeting. The quote from John on the spools in the horseshoe pit area was \$1200 per spool to grind out rust and paint them. One spool is badly rusted. We decided to get rid of that one and keep only the other two – moving one to the other end of the horseshoe pit. John's bid was \$1000 to sand and paint pavilion 2 and both kitchens. Pavilion 1 was about \$400 to paint. We decided to revisit the bid from John giving new specs for the job Leaving spools out of scope of bid., and also Cori will get 2 more bids on the job. We should have all this by the annual meeting.

Cori forgot to bring copies of tax returns but will get them to Kathy to scan soon. Cori has picked up documents that June and Jim Robert's had stored.

Kathy informed the board that the minutes she and Cori had scanned were lost. Her computer died before she could transfer them to the HOA computer.

Travis brought in a copy of the invoice from our attorney, Gottfried and gave to Don.

Travis said his strategy for the CD's is to have one maturing every 3 months with \$50,000 in each. Some are 12-18 months currently but he is trying to diversify to get the best returns. Travis' report will be updated for the meeting as we have one CD maturing in May.

Robin said she is still having problems getting access to PAL. Lori may be able to help her.

We talked about the park gathering budget. Currently there is \$357 left; \$1200 spent on crawfish boil. \$695 on first line of expenses under park gathering was for expenses prior to July, 2025 when Travis got access to the HOA treasurer's files. This budget item to be reset on June 1.

Park Clean up: we scheduled the clean-up for May 23 from 3-5 pm. There are a lot of kid's toys, sand in parking lot, thistles/green briars growing in playground, Vitex bushes are blocking view of lake and some people want them removed. Our current lawn service is not doing as good a job as the previous one (who was Cori's son who is now at college.) There is a big pile of trash at Darleen's Landing but we decided to not include the landing in the clean – just the park and the pickleball court. We will move the old green slide down to Darleen's landing to get it out of the park and deal with it later. The pallets in the park are used by members as firewood.

How much Bar-B-Q to order? We had a long discussion about this and decided: to plan for 50-60 people; to buy cooked brisket and beans; invite members to bring sides; send an email to members asking if they would cook additional meats. We will ask members about this via an email and also on Facebook. 15 # of cooked brisket at \$28/lb. would cost \$420. See what response we get and plan exactly what we will do 2 weeks before the meeting.

Don will celebrate the things we have accomplished: walkway down to courtesy dock but still need to do support cables; redo walls caps on firepit wall; added sand to horseshoe pit.

We had WIFI at park with T-Mobile but something happened to change the SSID. Don called to cancel but we just got a bill with late fee. Don currently cannot get into the system. He will call and find out what's going on. We will ask members if they still want WIFI at the park and is it worth it to try and find something else?

Discussion about Lot 1 and what people want to do about cleaning up the old trail. We discussed installing the grills at Darleen's Landing. (In previous board meeting, we had

decided to let members decide and Kathy has already sent an email to members noting we would be talking about this at the meeting.) We could install a concrete pad that we could pull the grills out when the water rises. We then discussed that they are very rusty and might be a fire hazard. There is no water handy at the top part of the Landing and we decided it would be a fire hazard. Since it was in the email we will talk about it at the meeting but let members know the board determined it would be too much of a fire risk.

Don needs to add review of by-laws to the agenda.

Then we had a very lengthy discussion about the changes to the by-laws as recommended by the Legislative committee. The board reviewed every change suggested by the committee. There were several grammatical changes and several other changes recommended. The board approved all of them except for 2 changes: Article V- Management: the committee suggested adding the following sentences to par 1: "The directors shall hire an independent duly licensed CPA to file the association's taxes. This person or persons shall not own property in nor have a financial interest in the Trails end Subdivision."

The board disapproved this suggestion noting that it is expensive, roughly \$1200-\$2200 to hire a CPA for the taxes, once we no longer have the income from Thalle the tax return will go back to being an easy postcard filing, and that we should take advantage of local talent instead of hiring this out. However, even though the board disapproved this change we will tell the members what was suggested and let them vote on either to add the sentences or leave them out.

Also, in Article V, the committee suggested we add a sentence to the 2nd paragraph "Exception to advanced notice. A 2/3 majority of members at an annual meeting may agree to project expenditures not to exceed \$10,000." The board approved the sentence but changed 2/3 majority to simple majority to agree with Article XI

The Board also made a few suggestions for changes including in Article III 3. A. Secretary duties: we no longer send notices of annual meetings to all property members within Trails End Subdivision. We changed that to "send notices for association annual meetings to all association members.

Kathy to clean up copy of existing by-laws noting all proposed changes and whether or not approved by board, send to board for approval and then send to Cori for posting on the website.

We then discussed the benefits of posting park pavilion reservation into Dropbox.

We decided we should keep this process so all board members can be aware of pavilion rental and many times members will contact other members of the board, not the sergeant at arms, with questions about rentals. It would also be nice if we could post these on the calendar on the website.

Meeting adjourned at 11:55 am

Respectfully submitted,

Kathy Jackson

Secretary