

2026-2027 Trails End HOA Annual Meeting

Sept 8, 2026

HELD AT THE Firehouse

Call to Order: 6:30pm by Don Swayne

- President, Don Swayne: present
- Vice-President, Cori Cline: present
- Sergeant at Arms, Robin Adrian: present
- Treasurer: Travis Holliman: present
- Secretary, Kathy Jackson: present

President's Report: Thalle update: items to be discussed with Thalle sometime over the next year: gate location, pavilion #2 – ie stay where it is, move back to old spot, have them put a new one up; fence – put fence at end of park: what kind and what we want them to do; put trees in and where. There were formally 3 trees were taken out. There will be a lot to negotiate before the contract closes out.

Update on project: They will repave Trails End Rd up to where the big dig is in front of the water plant. Travis county is responsible for maintenance of Trails end Rd after that. Contract ends officially by end on Dec 2027 but Thalle will be gone much earlier than that. We should be talking about these issues at the next couple meetings.

We also need to decide if we want to keep the well. Don has been trying to get more information on it like how deep it is, what kind of pump etc.? There are several things we need to discuss and decide pretty immediately concerning the well. If we don't want it, they will plug it. Is there liability for us if we keep it? What are we going to do with it? We can't drink it – only water grass or plants. Travis said wells are not free; they need maintenance and replacements of parts. We currently spend \$600 yr on Jonestown water. We will still keep Jonestown water at the park. If we decide to keep it and later decide to abandon it, we cannot just cap the well – i.e. not using it. You must plug it which will cost about \$3500. We must give an answer tomorrow to Thalle. Don said we should allow \$5000 to plug the well total. We can sell the pump for \$1500-2000. There was much discussion about the pros and cons of keeping the well. The consensus was that we don't have enough information to decide this by tomorrow. Don will ask Thalle for the specs on the well and send an email to membership. What will we want to do in 10 years about water should be a consideration.

BRA – Effective 10-5-26, the water treatment plant on Trails End Rd will be the property of city of Leander. We will charge them new commercial membership dues if they request new people to be added to gate access.

Currently Thalle is using the crane is mobilized to put equipment on the barge. Next week the barge will go to pick up location and they will continue to work on the barge there. They are

replacing the road culverts that were collapsed by their construction. Then they will begin on road work. Traffic will continue to and from the construction project in the lake until mid-December 2026. On Sept 14 they will flood the tunnel and get the water moving. Fiber optic cable will be complete by Oct 10 and is solely for the use of the BCRUA, controlling the valves. Road in front of Haskins on his property will continue as is and they will pave rest of road making it wider. Van asked if they will remove the peninsula/crane pad they built. Yes, they will remove everything they have installed. Thalle is not watering the road down as good as they should.

Treasurer's Report: 1st page shows all account total is \$334,848.75 as of 8-31-26. One CD matured and we split into 2 and added another CD at Live Oak Bank. Our CD rates are between 3.5 and 4%. CD's all have staggered maturity dates. 2nd page is income statement thru 8-31; where money came from and expenses noted for 1st quarter. New project money approved and incomplete projects total \$14,301 in budget; and \$1,505 was spent. Money for annual meeting lunch is taken out of operating expenses or park maintenance. Travis could not remember exactly what account it's been listed in. Cost was about \$1400. Travis will confirm which budget item to Nicole. Total money spent for quarter is \$13,192. Nicole questioned exactly what we spent where. Travis does not bring details to meeting. Projects are on 3rd page. Completed projects are taken off the list so this page is just incomplete projects. We spent overbudget on pavilion 2 and sport court.

Last page is **2026-27 budget**. We did not approve this budget at the June meeting. It was based on last year's budget, spending \$29,000 yr and breaking even for the year.

Erin made a motion to approve 2026-2027 budget as presented; seconded by Van and motion was approved.

Vice-President's Report: We will set meeting dates for rest of year: Dec 8, 2026 at 6:00 pm, March 9, 2027 at 6:00 pm (Don will be absent); annual meeting June 12, 2027 at 12:00 pm.

Secretary Report: The minutes from June meeting were included in last week's email. No need to read them per verbal consensus.

Motion to approve minutes from June 13, 2026 meeting by Erin; seconded by Chris. Motion approved by majority.

Sergeant at Arms Report: Robin had no report.

PARK GATHERING COMMITTEE: There will be a Halloween get together but no specifics at this time. Tina may be out of town but she and Erin are working together on this.

ACTIONS TAKEN BY BOARD:

Bumpers installed at courtesy dock. They work well.

New Business:

Nicole said Jonestown went thru a water shortage for 3 days recently. She would like to see these types of notices posted on our website. This was a significant issue for several members in our community. There was potable water at the fire station that comes from the water

treatment plant. The water at our park is Jonestown water and we may want to do something different than just an email and /or sign. This again points to the question of whether we should keep the well or not. Robin suggested all notices should be posted on the website.

Robin also suggested that the sergeant at arms should have a tehoa computer, like we have for the secretary. It has been difficult for her to access the sites/files she needs on her personal computer under different log ons, etc. We don't need to vote on this expenditure because it is under the \$2500 limit.

Cori said we got a total of 3 visits to the website last month. People do not go to the website. We usually send the agenda with the meeting notice but Kathy did not include the agenda in her email last week to all the members. Don said we need to post more information on our website and to post a calendar.

UNFINISHED BUSINESS

Re: old minutes that were lost due to Kathy's personal computer dying. It will cost \$150-170 to try to retrieve these records. The minutes were no more recent than 10 years ago. Why do we need these records? What value do they have? Don will try to retrieve them and if it can't be done, we will forget about it. No formal vote but this was decided by consensus.

Motion to adjourn by Van; seconded by Erin. Motion approved.

Respectfully submitted,

Kathy Jackson

Kathy Jackson

Secretary