

Trails at Brittany Homeowners Association Minutes from Annual Members Meeting

MEETING DATE: Tuesday, June 8, 2021 7:30 p.m.

LOCATION: Virtual Meeting via Zoom

The annual members meeting was called to order via Zoom by John Gilman at 7:35 p.m. A majority of the out-going board and a majority of the newly elected board were present. A Board quorum was noted.

HOA Board (Out-going): John Gilman, President; Shira Epstein, Secretary; Kim Martin, Treasurer; Michael Campbell, Member-at-Large

HOA Board (Newly Elected): Janet Peshkin, President; Len Lewicki, VP; Jean Wichman, Secretary; Mike Sutter, Treasurer. Non-elected volunteers: Shirley Faughn, Member-at-Large; Imad Al-Qadi, Member-at-Large; Katie Newman, Member-at-Large; Krishna Bhowmik, Member-at-Large

Residents: David Peshkin, Tom Newman, Tandy Warnow, Nani Bhowmik, Stephen Long, Orlando Thomas, Lei Shanbhag, Minnie Pearson, SS (name not identified)

1. Welcome (John Gilman)
 - a. John Gilman opened the meeting and welcomed everyone. As President for the last four or five years he thanked his fellow HOA board members who had shared the last few years with him: Jim Kurley, Shira Epstein, Kim Martin, Michael Campbell, and Katie Newman.
2. Treasurer's Report (Kim Martin)
 - a. Reviewed budget. Already approved for 2021. Feels we are relatively on target, some costs appear to be as expected, no anticipated big changes.
 - b. Mowing going well. Cost expected to be lower than last year. A few missed spots have been called out. Josh's Mowing has an owner in our neighborhood and is making an effort to do a good job. They will make adjustments that need to be made. If there are any mowing concerns, stay in touch with Janet going forward.
 - c. There are a few challenges with some parts of the sprinkler systems that need updating, but that is being addressed now.
 - d. Cash in the bank is approximately \$45,000 which was accumulated cash before the new, recent assessment billing. Now the total is at about \$80,000, but expects it to be back around the \$45,000 by end of year, once most expenses are covered.
 - e. Notices in progress for late assessment payments.
 - f. A detailed transition for Treasurer duties from Kim Martin to Mike Sutter has been worked out.
 - g. Kim enjoyed his last 10 years in this role and thanked everyone.
 - h. Katie will send out the new Treasurer's report to the new board members.

3. Beautification Committee (Janet Peshkin on behalf of JoAnn Henneman)
 - a. Under the three-year agreement with the City, the final 25 trees are to be planted this fall.
 - b. Necessary tree removals and crab apple “lifting” has been completed.
4. Newsletter (Katie Newman)
 - a. Newsletters went out in October, skipped January, and then sent one out in May.
 - b. Shared a preview of the new TAB website page and also shared a look at the current site that is being replaced. Katie noted where newsletters and other HOA related documents are stored in the Newsletters and Files tabs on the website.
 - c. About 25 new families have joined TAB and Katie is preparing to greet and profile them.
5. Welcome Basket Committee Report (Katie Newman)
 - a. A new neighbor list is in progress, Katie shared a view.
 - b. Katie encouraged everyone to greet new people as they see new faces in the neighborhood.
6. Website Update (Shira Epstein)
 - a. Old website can no longer be updated and maintained. Shira has been able to get a new site created and it will be a much more functional site for our residents to use.
 - b. New website will still function similarly to the old site. Members will be required to create a new login. Communication to residents will go out in the next few weeks.
7. Introduction of the New Board and Election of Officers (John Gilman)
 - a. Kim Martin proposed motion, motion carried. New board installed.
 - i. Janet Peshkin, President
 - ii. Len Lewicki, Vice President
 - iii. Jean Wichman, Secretary
 - iv. Mike Sutter, Treasurer (not present)
 - b. Janet announced new committee members
 - i. John Gilman, Architecture Committee Chair (needs help, volunteers needed)
 - ii. Vacant, Beautification Committee Chair (volunteer needed)
 - iii. Katie Newman, Welcome Committee Chair (Krishna Bhowmik helping)
 - iv. Janet Peshkin, Social Committee Chair (Katie Newman helping)
 - v. Krishna Bhowmik, Member-at-Large
 - vi. Imad Ad-Qadi, Member-at-Large
 - vii. Shirley Faughn, Member-at-Large
8. New Business: Ideas and Goals (Janet Peshkin)
 - a. A high priority is to get the TAB covenants and by-laws modernized.
 - i. Need people who like this kind of work and have an idea of what updates are needed. Will need legal review. Len Lewicki is interested in the work, has prior HOA experience and can support this work. He has legal background to help. He was acknowledged as chairman of this new committee.

- b. Looking for new members for all committees.
 - c. Upcoming Ice Cream Social is planned for September, date TBD.
9. Questions from Attendees
- a. Stephen Long asked if there was a Landscaping committee. Janet responded that the function is a part of the Beautification Committee's work.
 - b. Shirley Faughn asked about the common area of the lake (NW curve of the lake) where people put their boats and the grass has died; this seems to be a particular problem with crafts that are not owned by lakefront homeowners. She wondered if this area can have added gravel or a pad of some kind. She would also like to see the crafts gathered together rather than dispersed every 15 feet or so. Kim mentioned that there is a patio area on one end of the lake where boats could be placed (where people who do not live on the lake place their boats now). Current boat parking areas are difficult for mowers. If there is going to be some rock added in other areas around the lake, this is a practical application for rock. Currently, there is also a damaged boat that has sunk in the lake.
 - i. Kim suggested a newsletter addition to ask residents to be mindful of boats and respectful with lake usage.
 - c. Motion to adjourn meeting. Motion carried. Meeting called to a close at 8:30 p.m.

Minutes submitted by Jean Wichman