

**Trinity Cove Improvement Association, Inc.**  
**Board of Directors Meeting**  
**July 21st, 2018**  
**Minutes**

**Call to Order**

President, Wayne Palmer, called the meeting to order at 9:15 AM. Secretary, Leslie Barnard, stated that a quorum was established. All Board Members were present, except for Director, Ronald Valentine. Director, Odis Murphy (suspended President), was in attendance.

Prayer was led by property owner. Pledge of Allegiance was led by President, Wayne Palmer.

**Minutes**

Minutes from the June 22nd, 2018 meeting was read by Secretary, Leslie Barnard. Director, Larry Boren, motioned to approve the Minutes as read. The BOD accepted the Minutes unanimously.

**Treasurer's Report (Leslie Barnard)**

Treasurer, Leslie Barnard, read the Treasurer's Report. Director, Larry Boren, motioned for approval as read. The BOD accepted the Treasurer's Report unanimously.

**Office Manager's Report (Kathy Kargel)**

No Office Manager's Report was prepared, due to office staffing changes.

**Committee Reports**

**Activities Committee (Betty Boren)** – Read by Betty Boren. President, Wayne Palmer, motioned for approval as read. The board unanimously accepted the Activities Committee Report.

**Deed Restrictions (TBD)** – N/A

**Road Report (Larry Boren)** – Read by Director, Larry Boren. President, Wayne Palmer, motioned to approve as read. The BOD unanimously accepted the Road Report.

Director, Larry Boren, stated that TCIA needs to purchase asphalt distributor for chip seal. Pothole repairs are ongoing project. Mower was repaired.

**New Business:** The following items listed below were discussed by President, Wayne Palmer.

1. Resumes need to be turned into Office Manager, Kathy Kargel, in-order to run for the upcoming election.
2. Volunteers need to be appointed to the Election Committee for the upcoming election in October.
3. Volunteers needed for updating of road signs to represent 911 address.

### Open Discussion

A PO requested a copy of the financial statements and previous minutes. It was advised that all request for this type of documentation needs to be submitted to the Office Manager, Kathy Kargel. Posting of Agenda and Minutes are posed to TCIA website.

A PO member questioned BOD following Bylaws and was advised that the BOD will research current state law.

Office Manager, Kathy Kargel, will research which BOD positions that will open for the upcoming election in October. Currently, the BOD believes that two positions will be open.

*Hunter* Director, Larry Boren, mentioned that a fire was reported near the intersection of ~~Huntsman~~ and Sportsman Drive. Trinity VFD requested that we bulldoze the dilapidated building, which is in violation of deed restrictions (cost of destruction will be passed back to PO).

It was brought to the attention of the POA, by Office Manager Kathy Kargel, that Director, Odis Murphy, is inactive on the BOD until a determination can be made of innocence or guilt regarding his arrest earlier this year.

Director, Larry Boren, discussed real property being seized by Sheriff's Department during drug raids and the right of TCIA to collect past POA dues from new PO and/or the right to foreclose. BOD will consult an attorney regarding best practices to recoup monies owed to TCIA.

**Adjournment** – Director, Larry Boren, motioned to adjourn the meeting at 9:58 AM, which was unanimously approved by the BOD.