Trutina Board Meeting
Monday, July 14, 2026
New Love Coffee – 1:30 p.m.
Meeting Minutes

Attendees: Robin Simmons, Gary Ballantyne, Jaren Overstreet, Michael Fahy, Joe Frank
RPM: Tisha Goodman, Gil Pierce, Amber Burgess

1. **Call to Order 1:30pm**
2. **Open Forum : No members present**
3. **Approval of Board Meeting Minutes of May 21, 2026: Unanimously Approved**
4. **Election of Officers: Unanimously approved as follows**
    a. **President – Michael Fahy**
    b. **Vice President – Gary Ballantyne**
    c. **Treasurer – Robin Simmons**
    d. **Secretary – Joe Frank**
5. **Old Business**
    a. **Street Tree Replacement, approval of funds set aside in 2026 budget, review of process created by prior board:** Draft documents will be sent to the board for review.
    b. **Status dirt construction berms removal/relocation:** Joe to review this and provide a more detailed updated.
    c. **Status of new resident's gate:** Gate is in progress, but a completion date is not yet available.
    d. **Investment Resolution:** Unanimously approval for investing HOA funds. Details can be found in the approved resolution.

6. **New Business**
    a. **Extension & New contract discussions with Verdant for 2026-2027:** RPM to ask Verdant for an updated bid for the 2027 season. If the bid is not acceptable the board would go out for a competitive bid process.
    b. **Initiate collection of bids for 2026-2027 snow removal contract:** RPM to bid our snow removal for the 2027 season. If the board would

like to adjust the current snow removal scope of services they will need to provide detailed direction to RPM.

c. **Discussion on backup administrator for HOA websites:** Prior to sourcing for this potential position the board will be requested the current processes be documented by the website administrator.
d. **Discussion on HOA insurance:** RPM will send out the insurance information to the new board.
e. **Follow-up discussion by prior board on community reserve study completion related to clubhouse and community common amenities:** RPM to send the completed reserve studies to the new board members.
f. **Discussion on recent fence installation in rear yard and future impacts on community. And adding a board member to the Architectural Review Committee:** Topic was discussed and no action taken on this topic. At this time the ARC with continue to be declarant run.

Open Forum

1. **RPM Updates**
2. **Joelene's last day running Wine Down Wednesday to be the End of August. Board will be sending out a communication to try and find a replacement.**
3. **Robin will explore forming a financial committee.**
4. **Board to look into process to allocate responsibilities for responding to incoming emails.**

Adjourn: 3:02PM