



Trutina BoD
Tuesday, August 13, 2024
New Love Coffee
Meeting Minutes

Attendees: Gil Pierce, Cindy Thompson, Deloris Duquette, Steve Ward, Jaren Overstreet, David Kilmer

1. Call to Order @ 1:38PM
2. Approval of Board Meeting Minutes: BOD meeting minutes from 7-9-24 were unanimously approved by the board conditioned on the date being corrected from June 9th to July 9th.
3. Sauna Presentation by David Kilmer. Board approved to accept the donation of the Infrared Sauna on the following conditions:
 - a. David will verify that the sauna can be placed in a high humidity environment
 - b. David will fix the damaged floor
 - c. David will help in coordinating training sessions
 - d. David will take the sauna back, should the board ask.
 - e. The sauna will be limited to use by those 18 years or older.
 - f. RPM to see if current insurance would cover liability related to this sauna.
4. Old Business
 - a. Garden Box Area Mounted Cameras: Cameras were installed. Board decided to have Cindy get access to view the camera history and report back any significant findings.
 - b. Gate from Clubhouse Trail Entrance: Bid of \$1871 was presented to the board. The board decided to hold this decision until after Cindy has a chance to review the new camera footage.
 - c. Pool Party Overage: Board decided that Cindy would talk to Lisa Barajas about why the overage and assuming it was a reasonable explanation this overage would be approved.
 - d. Repair to Pickleball Court Fence Reimbursement Request: A member made a repair to the pickleball court fence and asked for reimbursement without prior approval. The board felt like the repair was made in a responsible way so they agreed to approve the reimbursement, but would follow up with this member to

ensure they understood that going forward prior approval is required for a reimbursement.

- e. Reservation Policy for Clubhouse: Board considering adding a cleaning deposit to private events application. Board to review the current different applications for events: <https://www.trutinahoa.com/community-events.html>
- f. Insurance policy for HOA Resident Directors: RPM is waiting for a bid back from the insurance provider. Joe to provide some information that may affect the boards decision move forward with this additional insurance or not.
- g. Riding mowers in front yards: Contract does not disallow for this practice, but RPM is trying to work with the vendor on this topic and will be asking vendors for 2025 to bid the use of walk behind mowers only on sidewalks and driveways.
- h. String trimming / Hard edging not happening per contract: RPM is continuing the work with the vendor and get the performed per the contract.
- i. Fertilizing Stains: RPM has told the vendor that they need to use a different fertilizer that does not stain the concrete. Contractor understands they are responsible for cleaning off the stains.

5. New Business

- a. Clubhouse Access – Cards vs Codes: Prior to the new board being elected the Declarant gave directions to RPM to phase out codes that can be keyed in and move towards all members needing to use a card or fob for access. The new board would like to reconsider this decision. No decision was made at this time.
- b. Time Line for 2025 Service Bids: RPM let the board know that if they wanted to make scope changes for 2025 that would need to be given to RPM asap. Discussions were had about getting some smaller companies to bid by allowing the work to happen over multiple days. The board also talked about passing along some company recommendations if they had any, no names were suggested during the meeting.
- c. Resident Survey: First resident survey is intended to be about Wine Down Wednesday, to game member feedback on this weekly event.
- d. Volunteer Groups: The board talked about how to work with groups of people looking to donate their time to help perform some tasks around the community, but these types of efforts need to be communicated to RPM prior to work being performed.

6. Meeting Adjourned at 4:00PM