



**Old Trail Community Association
1st Quarter 2016 Board of Directors' Meeting
Thursday, March 3, 2016
Old Trail Golf Clubhouse**

DRAFT MINUTES

- **Meeting was called to order @ 7:03pm** by OTCA President David Riley.
- Introduction of Board of Directors
 - Introduction of Managing Agent, Allen Billyk RPI
- Declaration of Quorum of the Board, quorum was established with 4 board members present (David Riley, Mario Dottori, Carolyn Fowler and Jim Neligan)
- Motion to Approve 11.05.2015 Board Meeting Minutes made by Mario Dottori, seconded by Carolyn Fowler, motion approved unanimously.
- Committee's and Reports
 - Manager's Report - Real Property Inc
 - Allen Billyk reported on snow removal expenses and lessons learned. Snow expenses for 2016 came in at around \$35K. A different snow removal vendor has been hired moving forward.
 - Landscaping Report, the association is currently in the spring cleanup and mulching phase.
 - Treasurer's Report
 - Jim Neligan delivered the year end (2015) financial report. OTCA closed the year in a good financial position with \$95K in operating and \$319K in reserves. RPI will be working on reducing the amount of accounts receivable.
 - Social Committee Update
 - Social Committee
 - Volunteers Needed
 - Community Website Development
 - Register at <https://oldtrailcommunity.com>
 - Garden Committee Update, no committee members present
 - Trails 'N Tails Committee, no committee members present
- Old Business
 - Dillard Pond Fountain, the motor on the pond fountain was replaced for \$3500.
 - The Summerford Trash Enclosure had to be downsized due to the encroachment on the neighboring lot. RPI coordinated the work with the Old Trail Development Team.
- New Business
 - Collections Policy update given by Doug Brooks (RPI). IF a member is more than 2 quarters in arrears RPI will send a final notice. If they do not pay by a specified date, they will be turned over to a collections attorney.
 - Review/Approval of Trash and Landscaping Services, both contracts were unanimously approved by the board.
 - Developer plans to hold a Neighborhood Meeting in May
- Meeting Dates – 2016 (Restoration Hall – Old Trail Golf Course)
 - 2nd Quarter Board Meeting – Thursday, June 9, 2016
 - 3rd Quarter Board Meeting – Thursday, September 1, 2016
 - Annual Meeting of the Membership – December 2016 Date TBD
 - All meetings tentatively scheduled to be held at Old Trail Golf Clubhouse.
- Comments and Questions from Owners/Observers
- **Adjournment**