

Meeting Minutes – Trimont Mountain Estates Board

Location: Lazy Hiker
Date: July 14, 2026
Time: 5:00 PM

Attendance

Board Members: Preston Hays, Cindy Bennett, Mary Stein-Ferrer, Gwynn Lindler, and Tim Patton

Visitors: David and Julie Milam, Tirso Ferrer, and Paul Bennett

Agenda Items

- Minutes were read and approved with revisions
- Colin Lyon provided estimates for road repairs from Melendez. The board approved. There is no set date for repairs to begin.
- Going forward after Preston's retirement he suggests getting a board-owned cell phone that is shared so no one board member receives all the calls.
- Use of HOA credit and debit cards: Preston suggested that Cindy hold the card he has because Paul will need them. Mary as treasurer holds the other.

Treasurer Report

Mary is preparing the financial information in advance of the annual meeting on October 24, 2026. Notification of meeting must be received by homeowners at least 30 days in advance. Mary will cover the details with Preston in August before she goes out of town for an extended period.

- Updates on Liens and Collections:
 - According to the new law firm hired by the Board for HOA & Water collections of Overdue accounts, the TMECA HOA declaration dictates that liens be leveraged according to the lots as they are registered with Macon Deeds.
 - Lawyer charged \$400.00 for research. All additional fees are levied against the debtor, with no additional fees to the HOA.
 - Liens are moving forward.
 - KNIGHT account: 3 separate liens (for 3 combined lots – total 6 lots) filed
 - CK Bresslauer: 2 separate Liens- (house & lot separate) filed
 - Lampl: A Bank holding a reverse mortgage on the property plans on settling the outstanding HOA & Water dues - Lien proceedings held for now.
- EAP update: The State extended the deadline to March 2027. Three proposals from engineering firms have been received. Once the board decides on a contractor, the expense will be included as a line item in the 2027 budget.

Action Items

- Tirso Ferrer asked questions about the water pump system.
- Dave Milam will meet and work with Dirt Plus, targeting areas for landscaping improvements; also, he wants to review their use of proper equipment. There is no Dirt Plus contract and they work on call. Dirt Plus will mow swales and banks in the next week or so.

Other Notes

- Tim Patton spoke on his concerns, including the representation of seasonal homeowners.

Meeting adjourned at 6:00 PM

Respectfully,

Gwynn Lindler