

Meeting of TMEPOA Board 10/16/2010

John Leder called the meeting to order. Present at the meeting were John Leder, Andy Rancourt, David Crown, Rod Branch, Lou Houser, Jerry Wiggins and Caryl Branch.

Jerry Wiggins has several prepaids for the 2011. Dues update as follows: Jones has paid \$500.00 due, Martinez has paid \$575.00 of \$1,000.00 due, Kelly's have paid the \$1000.00 total due. Need a decision as to how to proceed with the partial pays that have not been heard from since. Peluso has paid \$100 with \$315.00 due, Ovdienko has paid \$50.00 with \$365.00 due, Travers has paid \$215.00 with \$200.00 due. Decision to follow up with another billing for 2010 balances due. There are four (4) that have not responded at all. Liens will be filled immediately for these (4) lots. Discussion followed concerning procedure if in 2011 lot owners do not pay. Late fees suggested by John Leder at thirty (30) days plus interest. Discussion continued as to the due date of statements for the 2011 dues. Jerry Wiggins moved that statements were to go out no later than October 31st, dues due on January 1st. On January 2nd, a statement will be sent out to those that have not paid warning of the late fee as of February 1st. of \$25.00, a lien filed against NON-RESPONDENTS as of March 1st. with an additional filing fee of \$25.00. It was seconded and unanimously passed by the Board.

Lou Houser, treasurer, passed out the Statement of Finance. Balance as of today is \$5,226.24 including the \$2,075.00 of prepaids mentioned earlier in Jerry Wiggins report. Estimated bills that need to be paid through the end of the year will draw the balance to zero for the start of 2011. Caryl Branch and John Leder will turn in receipts, with reimbursement to go towards 2011 dues for both.

David Crown questioned whether the board could make Jerry Wiggins the treasurer instead of Lou Houser, and give Lou Houser the position Jerry Wiggins holds as Director? It was decided that it should go to the vote of members at the Annual meeting.

David Crown told the group that Jeff House would be completing the transfer of the 0.1 acre common area at the entrance to the subdivision and report on the Arrowwood paving and utilities.

Brian Smith, lots 26A & B, sent a written request desiring to combine the two lots to build in the future. Jeff House had said that 26 A & B were separate lots. John Leder did not see how Mr. Smith could build on just one lot, but questioned whether he can do what is needed to convert with the county. Regardless, what happens with the county, he still will owe for two individual lots until such time as they are combined. It was agreed to put Brian Smith's request on the docket for next year.

John Leder requested how many proxies the board has received?

Following a material failure on Well #5 John Leder reported that following a careful inspection of ALL wells that they have been done incorrectly. Dissimilar metals are connected which causes corrosion and rust in the water. Each well will have to be redone, taking about 1 day to complete. John also has been trying to find out the well depths, have all but #2 . John has obtained manuals for the well system and got prices for items needed to fix them. In doing this, he discovered that Miller has been overcharging for parts. Jerry Wiggins request that John Leder give the board a direction as to which way to go for Vendor in the future. It will go on docket for next year. Nothing is to done until last wells are installed.

The servicing cost for the wells needs to be increased to \$3000.00 on the 2011 budget.

When is Spring Branch going to be paved by the developer? It remains in the hands of the developer.

Andy Rancourt asked that he be allowed to take over the maintenance and controlling the cost of the Web site? David Crown motioned that we put Andy Rancourt in charge. It was seconded and approved.

A request to trim the Crepe Myrtles' on the road.

Jerry Wiggins motioned that David Crown be custodian of papers through December 31st. John Leder seconded. Passed unanimously.

David Crown motioned to adjourn the meeting. Jerry Wiggins seconded. Meeting is adjourned.

Caryl Branch
Secretary