

TMEPOA Board of Directors Meeting 03/15/2021

Meeting Called to Order: John Leder called the meeting to order at 7:00PM

Roll: Rod Fortney

Attendees: John Leder*, Doris Zeigler*, Nancy Ricker*, Daniel Mills, Rod Fortney*

Absent; Beth Ellstrom*

*= Board member

Opening Comments: John Leder

John Leder stated that due to the recent rains and cement trucks accessing Hawkeye Trail for the building on lot 5B that the Association has had 2 truckloads of gravel applied to Hawkeye Trail as well as labor to spread the Gravel.

Rod Fortney reminded that costs associated with the construction of any lot should come from the road impact fee for said lot and that all expenses need to be tracked separately. Lot owners are responsible for costs beyond the \$1,000 impact if additional expense is required to repair.

Nancy Ricker agreed to track expenses separately as long as she has an indication on the invoices.

Financial Review: Nancy Ricker

FINANCIAL SUMMARY

BALANCES as of 2/28/2021:

Operating Income: \$45,400.00 (budgeted \$51,600)

Other Income (Late fees, Impact fees): \$4,115.00

Total Income: \$49,515.00

Expenses: \$1,928.00 (budgeted \$47,600)

Net Total: \$47,587.00

Checking Bal.: \$69,890.41

Savings Bal.: \$31,226.24

Total Funds Avail.: \$101,116.65

Rod Fortney suggested that we contact the Association attorney regarding foreclosure proceedings on the 2 lots that have never paid dues. The Board / Officers agreed, Rod will contact the Association attorney for costs and options

Project Reviews:

Grounds / Maintenance Provider: Rod Fortney

Rod Fortney reported that the new grounds / maintenance contract with Josh Plants, owner of Little Orange Tractor LLC has been signed with monthly efforts to begin on 3/1/2021. Per the contract grounds maintenance includes mowing, leaf blowing, clearing of drainage culverts, initial clearing of down trees to open a road and 10 hours per month of on-call to address issues such as leak at a well pump, down trees. Additional efforts will be considered projects that will be estimated and approved before work starts.

John Leder reported that he engaged Josh Plants to assist in the recent efforts to spread gravel on Hawkeye Trail and to create some gravel turnouts at few locations on the mountain to improve traffic flow. John stated that he has requested Josh Plant to order 10 additional truckloads of gravel for the mountain to address gravel road maintenance that has not previously been done. **Rod Fortney** requested that the additional truckloads of gravel not be ordered as that effort would conflict / overlap with the road maintenance project he has underway. **All members agreed to pause the additional gravel.**

Road Maintenance: Rod Fortney

Rod Fortney stated the project overview as securing a Civil Engineer to review the roads within the development to make recommendations to address drainage, grading, paving and general best practice for mountain road maintenance. As of the meeting, 4 Civil Engineering firms had been contacted to request bids, none have replied. Rod contacted James Bateman Trucking who repaired the paved road failure in 2020, Bateman trucking is interested but current workload prevents engagement until fall 2021. Rod will contact other road contracting firms within the area, present bids to the Board / Officers for review / approval.

Amended CCRs: Rod Fortney

Rod Fortney reported that no requests for changes to the final version of the amended CCRs has been received from Board members. Per the Association attorney (Cynthia Jones) the Association needs 32 lot owners to approve the amended CCRs for them to become official. The process for approving the new CCRs will involve 2 options; 1) an owner can print the CCRs, sign the approval in front of a notary and mail the signature page to the Association or 2) sign the CCRs signature page at the annual meeting. Once 32 approvals are received, the Association President can attest to the received signatures and file the amended CCRs with the County.

Rod Fortney suggested that we do an email campaign similar to the process done in 2020 to review and receive feedback on the draft. **All member agreed to the suggestion.** Rod will begin upon return from his extended planned trip.

Development / Lot Updates:

Lot 5B: Chiapetta – Construction in progress

Lot 5A: Roy – Construction potentially in July

Lot 37: Mishler – Septic Install pending

Lot 31: Downey – Per owner construction will not start in 2021

Other transactions:

None pending

Old Business:

- **Well #7:** Well is on-line. Electric acct in Rich Houvenin's name, no response to requests to transfer.
 - o **Action Item: John Leder agreed to contact Duke Energy to transfer the account to TMEPOA.**

New Business:

- Rod Fortney reminded all that at the 2021 Annual meet that **ALL Board positions up for election**. Request made that if any board member that was not going to seek re-election to identify / recruit potential replacements. John Leder pointed out that officers are appointed by the Board not elected and are perpetual unless resignation or replaced by the Board.
- **2021 Annual Meeting –** It was agreed that we would offer both in-person and virtual option via Zoom this year.

Meeting Adjourned:

Motion: Rod Fortney made the motion to adjourn the meeting

Second: Nancy Ricker

Meeting Adjourned at 7:54PM.