

TMEPOA BoD Meeting 10/11/2022

Minutes

Attendees: Meeting conducted via Zoom video conference call

John Leder, Daniel Mills, Nancy Ricker, Rod Fortney

- 7:16 PM John Leder called the meeting to order.
- Accept Minute of July Meeting
Rod Fortney made the motion to accept the meeting minutes from the July 2022 BoD meeting. Motion second by Nancy Ricker. Vote to accept unanimous.
- Review finances
 - Nancy Ricker presented the Association finances through 3q2022 as follows:
 - 3rd Qtr 2022 expenses
 - Grounds are running slightly higher due to having to replace prior vendor
 - Anticipate spending an additional \$3,750 for blowing leaves from roads 3 times between 10/11/22 and 11/23/2022. By yearend grounds expense will be close to budgeted amount if we don't require a 4th leaf blowing.
 - The Association is still expecting the asphalt crack filling to be done by end of year at a cost of \$14,500. This item is in the road budget and the funds available.
 - Dues collection
 - Lot 20 has been consistently making payments, current balance is \$266.88. Last payment expected by end of October 2022.
 - Lots 6 & 18 are currently only lots that are delinquent.
 - Action on delinquent accounts
 - Late fee added, notice sent to owner.
 - Overall accounts balance as of 9/30/2022 - \$83,907.21. Anticipated balance at year end is approximately \$63K
- Projects
 - Roads
 - Need additional grading of gravel roads, especially lower Hawkeye Trl. Trying to get on the schedule of P&R Paving or find another source.
 - Still expect crack filling of asphalt roads to happen by year end. Will take 5 – 7 days to complete. Have requested 3 days advance notice to be able to inform owners. Cost is \$14,500.
 - Wells
 - Well 5 impacted by lightning a few times this year. John Leder is discussing options with various vendors.
 - Grounds

- New vendor – Natural Landscape Services has been doing a good job. Has been completing the mowing/trimming within a single day. Will start leaf blowing 10/12 and every 2 weeks for a total of 3 times up to Thanksgiving, at a cost of \$1,250 per effort. There is budget to do a 4th day in December if needed.
- CCRs
 - Have sent proposed amended CCRs to all new owners.
 - Will explain how to get them signed at the annual meeting.

New Business:

- Chanin Waterman Board position resignation
 - Nomination of board member to fill the term
 - Rod Fortney nominated Mike Eiffert; owner of lot 40 / 1724 Timberwood Dr. Mike has experience having served on other HOA boards. Nancy Ricker second the nomination. Vote unanimous for Mike to fill the remainder of the vacant board position.
- Proposed Budget for 2023
 - Increase the budget for power for wells and gate by 10% over 2022 budget to account for inflation
 - Increase the grounds mowing budget to \$25k
 - Road budget to be \$36K for 2023 (includes moving a separate gravel line item into road maintenance budget)
 - Reduced legal fee by 50% to \$2K
 - Add \$400 for QuickBooks accounting software
 - Proposed projects
 - Replace Gate (gate, controllers, etc.) – estimated \$20K
 - Lightning suppression for wells – estimated \$1,850
 - Install culvert on Hawkeye - \$2,000
 - Hawkeye asphalt repair - \$5,000
- Annual Meeting – 10/22/2022
 - Zoom & Library
 - Proposed Agenda
 - Meeting called to order
 - Opening remarks
 - 2022 Financials
 - 2022 Project review
 - Proposed 2023 Budget
 - Proposed 2023 Projects
 - Discussion from the floor (15 minutes)

- Adjourn
 - Rod Fortney made the motion to accept the Annual Meeting agenda. Second by John Leder. Vote to accept agenda was unanimous.
- Rod Fortney made the motion to adjourn the BoD meeting. Daniel Mills second the motion. Vote to adjourn was unanimous.
- Meeting adjourned 8:45PM