

TMEPOA Annual Meeting 10/22/2022

Agenda

Attendees:

In-person at Murphy Public Library Conference Room

John Leder*, Nancy Ricker*, Daniel Mills*, Rod Fortney*, Jim Ricker, Rich Huovenien, Justin Gheen, Charles Larsen, Wanda Sabota, Tommy Roy/Monica Roy, Eric Gentzel/Ginger Gentzel, Alan Vaughn, Judson Preuss, Wayne Voyles

On-line via Zoom:

Mike Eiffert*, Brian Smith/Liz Smith, Mike Chiapetta/Jana Chiapetta, Chanin Waterman/Brian Waterman, Scott Atencio, Joe Toomey/Marina Kloppel, Peg Parker, Mike Stritar/Jennifer Stritar

Proxy: 1/ Gary Dimchek to John Leder

*=Board member/Officer

Total lots represented: 33

- **Meeting called to order** Rod Fortney
 - 9:05AM EDT the 2022 Annual Meeting of TMEPOA is called to order
- **Introduction of Board & Officers** Rod Fortney
 - Rod Fortney introduced the Board members and officers as follows:
 - John Leder Board member & President, Daniel Mills VP, Nancy Ricker Board member & Treasurer, Beth Ellstrom Board member, Mike Eiffert Board member new elected to fill vacancy due to resignation of Chanin Waterman, Rod Fortney Board member and Secretary
- **Opening remarks** John Leder
 - John Leder welcomed everyone. Noted that this is the 1st meeting since 2019 where we have been able to have any in-person meeting.
 - John noted the high number of ownership changes in the past year as well as having three (3) homes either just finished or under construction.
- **2022 Financials** Nancy Ricker / Rod Fortney
 - 2022 Budget vs Actuals – Nancy reported that the Association is operating within budget and projected to end the year approximately \$3,700 under the approved 2022 budget.
 - Only two lots are currently delinquent on paying dues. Late fees and notices have been sent to the owner.
 - **Budget items operating above budget are:**
 - The grounds service / mowing - \$1,000 due to mid-year vendor change
 - Well Maintenance – approximately \$5,300 – due to lightning strikes and full replacement of well 5b pumphouse vs repair

- Minor overage in Insurance, Gate Maintenance, Electricity for wells and property tax categories
- **Budget items operating under budget are:**
 - Road maintenance - \$1,800
 - Mail supplies/ website - \$240
 - Legal - \$2,800
 - Hawkeye / Spring Branch Gravel - \$2,000 – This was handled in Road Maintenance
 - Maintenance Reserve - \$3,700
- **Account Balances:**
 - As of 09/30/2022: \$83,907.21
 - Projected as of 12/31/2022: \$63,252.21*

***Based on known forecasted expenses. Does not include income of 2023 dues that might be received in December 2022.**

- Brian Waterman suggested that the Board consider moving funds from the bank savings account to a MM account that is paying considerably more interest. As an example, Brian pointed out the UCBI is currently paying 0.01% interest where a Goldman Marcus MM account is currently paying 2.38%.

- **2022 Project review**

John Leder / Rod Fortney

- **Wells – John Leder**
 - Alert notification system has been added to wells 1 & 3, bringing total number of wells with alerting to 5. Wells 4, 6 and 7 will have notification added to them based on usage with full-time residency being a priority for scheduling.
 - Jana Chiapetta & Mike Eiffert requested that the notification system be placed on wells as soon as any house connected to a well rather than just full-time residency as a criterion.
 - John Leder pointed out that well #4 is planned for 2023 and that the Board will consider well #6 for 2023.
 - Well testing – The Board has agreed to test the wells for organic and mineral content every two years. Testing will be even numbered wells on even years and odd numbered wells on odd years. Test results will be made available to owners on request.

- Well 6 reserve tank and water lines have been ordered by the developer. Alan Wilson Well Company says that they are working through their backlog and plan to get them installed before end of year.
- Well 5 was impacted by lightning striking the mountain 3 times this year. Fortunately, the pump was not impacted but replacement of the surge protector was required, two of which were covered by warranty. John Leder is investigating addition lightning protection systems for the well.
- Well 5b Pumphouse was schedule for repair / replacement of some rotten wood and insulation. In starting demolition for repair it was that non-treated wood had been used and almost all was rotting. Decision was made to replace the entire structure. The estimate from a local contractor was \$13,500. Volunteers within the development are replacing the building at a cost of approximately \$5,000, a **\$8,500 savings** to the Association. Many thanks to John Leder, Brian Waterman, Brian Smith, Mike Eiffert, Joe Toomey, Rod Fortney, Bob Sobota, Nancy Ricker and Wanda Sabota for their work on the project.
- **Grounds – Rod Fortney**
 - Overall, the grounds are in good shape. The Association had to change grounds service vendors unexpectedly mid-year due to the originally vendor terminating the contract. The new vendor (Natural Landscape Services) while slightly more expensive, has been providing excellent service and able to complete all mowing / blowing within 1 day.
 - The grounds service provider will be providing leaf blowing every 2 weeks from mid-October through Thanksgiving.
 - Some owners asked if the service provider would do private properties, Rod Fortney stated that he would check with the vendor.
 - Rod Fortney said that the Association would be putting the grounds service out for bid for 2023, the current vendor as well as one suggested by Jana Chiapetta will be asked to bid. If anyone knows of other service companies that should be solicited, please forward their contact information.
- **Roads – Rod Fortney**
 - Paving, Grading & Gravel – All gravel roads were graded and had gravel applied where needed at the end of May 2022. Paving just inside the entrance to repair the broken pavement and all 9 areas across the top of Timberwood Dr that required patching have been completed.

- Additional grading and gravel scheduled, we find that the very few companies that do such work are extremely backlogged and have been unable to get a committed date for the work.
- With the completion of the construction of the last two houses on Hawkeye Trl and the reduced traffic of heavy trucks the condition of the gravel road should be easier to maintain
- Multiple owners on Hawkeye Trl asked about the possibility of paving the road at least the section up to 300 Hawkeye Trl where it levels out.
 - Rod Fortney pointed out that he had gotten estimates and proposed that request in 2019; it was voted down by the then owners on Hawkeye Trl and the rest of the association. The estimated cost in 2019 for the project was \$38,600 and cost will certainly be more now.
 - Owners (Chiapetta, Roy, Gheen, Gentzel) asked if owners on Hawkeye Trl would be willing to contribute towards the cost, if the paving project could be reconsidered. The Board agreed that such a project could be suggested by owners. Rod Fortney said that he was willing to work with owners on Hawkeye Trl to get estimates, those that are interested should reach out to him. Alan Vaughn, owner on Spring Branch requested to be included in the discussions.

- **Proposed 2023 Budget**

Nancy Ricker / Rod Fortney

- The proposed budget was presented via projection and screen share for virtual attendees.
- It was explained that some items had been re-grouped/moved from the 2022 budget for greater simplicity. In prior budgets a separate line item existed for gravel on Hawkeye & Spring Branch, where in the current budget it has been moved under Road Maintenance / Grading, Ditching, Gravel.
- Insurance and taxes were increased to reflect the increases that were seen in 2022.
- Electricity was increased 10% in anticipation of rates for 2023.
- The budget includes a \$20K line item for replacement of the gates at the entrance of the development. It was explained the columns are failing, more details presented in Proposed 2023 Projects.
- **The total budgeted expenditures presented is \$77,855 which is \$55 more than the 2022 budget.**

- Charles Larsen asked what the impact of the budget is to ownership dues? Are dues increasing? Nancy Ricker stated that the Board **IS NOT** recommending raising the dues.
- Brian Waterman & Justin Gheen asked if dues should be raised to cover “deficit” spending as the proposed budget is approximately \$20K more than Association income.
 - Rod Fortney stated that the Board did not believe that a dues increase was needed as there are cash reserves, pointing to the projected year-end balance of \$63K. Rod commented that the current board has had a successful focus on reducing delinquent accounts from \$28K to \$6K over the past three years. Rod commented that a contributing factor to spending of reserves is due to maintenance that has not been previously done to insufficient funds. Rod said finally, that TMEPOA is known to have some of the highest dues in the county and that impacts the ability to sell homes in the development.
- Mike Eiffert asked if the Board sought out competitive bids for major projects.
 - Rod Fortney stated, yes, we do. But often due our relatively small sized we do not get responses from multiple contractors on things like roadwork.
- Rod Fortney made the motion to approve the 2023 Proposed Budget.
 - Second by Charles Larsen.
 - **2023 Proposed Budget approved with 32 lots yes, 1 lot no.**

- **Proposed 2023 Projects**

John Leder / Rod Fortney

- **Wells**
 - Add notification system to wells
 - Lightning suppression system for well 5
- **Grounds**
 - Maintain grounds as in 2022. Any vendor bidding will be required to complete mowing/weed eating within 2 days unless weather prevents it.
- **Roads**
 - Grading, ditching and gravel – have vendor provide semi-annual/annual grading, gravel efforts.
 - Front gate replacement – The front gates are 25+ years old, the block/stone columns are leaning due to age. An interim effort gated the gates to prevent striking the ground. The gates and columns should be replaced to 1) address current issues, 2) bring gates into code and 3)

better represent a development of \$400K - \$500K+ homes. Estimated cost of \$20K.

- **Administration**
 - Move from manual accounting, invoicing to QuickBooks.
- **Discussion from the floor (15 minutes)**
 - Proposed Amended CCRs – Rod Fortney reminded everyone that the final draft of the CCRs document has been sent out to everyone. All owners on the deed(s) MUST sign the CCR document. Owners have two options for signing CCRs document.
 - Option 1) print document, take document to a notary and sign page 15, send page 15 to the Association via mail or give to TMEPOA Board member
 - Option 2) print document, take document and sign page 16 in front of a witness, witness takes document to notary and signs with notary.
 - Rod Fortney volunteered to be witness for owners when they are on the mountain.
- **Adjourn**
 - Rod Fortney made the motion to adjourn the meeting.
 - Motion was seconded by Justin Gheen.
 - Vote to adjourn was unanimous.
 - Meeting adjourned at 11:25am EDT.

Minutes submitted by;

Rod Fortney

Rod Fortney

Secretary / TMEPOA, Inc.