

TMEPOA BoD Meeting 04/12/2023
Minutes

Attendees:

John Leder, Nancy Ricker, Mike Eiffert, Beth Ellstrom, Rod Fortney, Daniel Mills

- Meeting called to Order – 19:03
- Review finances
 - 1 qtr. 2023 expenses
 - Bills within normal ranges
 - Well #1 pump had to be replaced at a cost of \$7,967.00.
 - Grading & gravel for Hawkeye Trail & Spring Branch Rd \$2,700.00
 - Crack filling of all asphalt on Timberwood Dr \$15,000.00*
 - This was budgeted in 2022 but the work was not completed until 1/5/2023.
 - Current balances in accounts are:
 - Checking: \$65,218.74
 - Savings: \$31,249.92
 - Dues collection
 - Dues collection has been very good with only 4 lots (6, 18, 20, 55) still owing.
 - Action on delinquent accounts
 - Late notices will be sent out to lot owners with additional late interest charges.
- Projects
 - Roads
 - Hawkeye Trail & Spring Branch Rd were graded and re-graveled in February.
 - The contractor doing the grading/gravel advised to hold work on the gravel portion of Timberwood Dr until drier weather and most heavy equipment related to construction on lot #50 is gone.
 - Wells
 - Well #1 pump replaced in January.
 - Filters are being changed quarterly. It was suggested that well #2 filter be changed every 2 months due to the high number of full-time houses on that well.
 - Rod Fortney reminded Board members that the HOA committed to testing the wells every two years. Even well numbers will be tested even years and odd well numbers will be test odd years. John Leder took the action to have wells 1,3,5 & 7 tested.
 - Grounds

- The Association has a new company (Hicks Lawn & Landscaping) providing grounds services for 2023. First service will be in April provided the weather allows for it. Monthly service through November.
- CCRs
 - Currently have obtained signatures for 22 of 33 lots required to ratify the proposed amended CCRs. A focus drive to get the required number of signatures is on-going.

New Business:

- Well #5 lightning arrestment system. American Lightning Protection (ALP) proposed a solution at a cost of ~\$1,900. John Leder explained that a surge protector such as put on devices, or a house is insufficient due to the potential power associated with a lightning strike on trees or ground near the well.
 - Motion made to engage ALP by John Leder
 - Motion 2nd by Mike Eiffert
 - Vote unanimous to move forward with the lightning protection system.
- Front entrance gate.
 - Motion made by Mike Eiffert to delay the purchase/installation of new entrance gate and raise the hinges to equal both sides. This will allow the Association to further build cash reserves.
 - Motion 2nd by Nancy Ricker
 - Vote unanimous to delay installation of new entrance gate.
- HOA maintaining the shared driveways.
 - Mike Eiffert asked if the HOA should be responsible for maintaining “shared” driveways within TME. John Leder and Rod Fortney stated that the HOA has a responsibility to maintain “access roads” such as the roads leading to lots 23-24 and lots 26-29. Clarification of the definition of an “access road” and “shared driveway” is needed.
 - Motion made by Rod Fortney to contact the HOA attorney for input on the definition and HOA responsibility.
 - Motion 2nd by Mike Eiffert
 - Vote passed; 3 affirmative, 1 nay, 1 abstain.
- HOA accounting ...
 - Mike Eiffert pointed out that in the TMEPOA C&Rs (10/2014), the last paragraph of section 3 states: *“The accounting of the community maintenance fees and of the community well/water maintenance fees shall be segregated and maintained on a separate and ongoing basis.”* And questioned if the Association was meeting this.
 - Nancy Ricker (treasurer) walked through the financial reports with the Board demonstrating that accounting was meeting the requirement.
 - Mike Eiffert offered to work off-line with Nancy to potentially enhance/clarify the financial reporting.
- Traffic Turnouts

- John Leder stated that he has encountered numerous drivers on Timberwood Dr that do not backup or pull forward to use the traffic turnouts (wide corners and gravel areas) to allow traffic to pass. Drivers are pulling off into the grass and tearing it up causing additional work for grounds crew.
 - John suggested the installation of “Traffic Turnout” signs be posted near the turnout areas.
 - Rod Fortney suggested rather than signs, put markings on the pavement if it is indeed a problem.
 - After discussion, no motion or second was made on the item.
- Culvert Grates
 - Mike Eiffert pointed out that there are 4 roadside storm culverts across the top of Timberwood Dr that do not have grates over them.
 - Mike volunteered to get estimates for having grates installed on the 4 culverts.
- Motion made by Rod Fortney to adjourn the meeting.
 - Motion 2nd by Nancy Ricker
 - Vote unanimous to adjourn.
 - Meeting adjourned at 8:48PM EDT.

Rod Fortney

Secretary / TMEPOA, Inc.