

TMEPOA BoD Meeting 07/13/2023
Minutes

Attendees:

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

Not attending: Beth Ellstrom

- **Meeting called to order at 7:05PM by John Leder**
- Review finances
 - 2nd qtr. 2023 expenses
 - Nancy Ricker presented financial review. General expenses are in line with the exception of well expenses. Well expenses have been higher than normal due to the replacement of well #1 in February and other maintenance expenses. We will have to utilize funds from the well reserves (currently \$18,707). Discussion about possibility of special assessment ended in agreement that that Association will utilize reserve funds.
 - Association account balances:
 - Checking: \$58,495.89
 - Savings: \$31,261.11
 - Balance: \$89,757.00
 - Mike Eiffert has provided suggested new financial reporting and willing to help treasurer adopt to new reporting format.
 - Dues collection
 - Only two (2) lots have outstanding dues, lots 6 & 18.
 - Action on delinquent accounts
 - Ensure that liens are current on the delinquent lots.
- Projects
 - Roads
 - Shared Driveways Question
 - No response yet received from the Association attorney at this time.
 - Wells
 - Lightning Suppression
 - The lightning suppression system has been installed. The system installed used less material than originally estimated, the vendor is reducing the cost to the Association.
 - Water tests 1, 3, 5, 7
 - John Leder said he would get test kits from the health dept and collect water samples.
 - Grounds

- It is thought that the new vendor (Hicks Lawn Services) needs to improve upon blowing the roads and clearing storm grates. Rod Fortney will contact the vendor to discuss.
- CCRs
 - Lots signed
 - The Association has the signatures of 34 lots which is enough to adopt and register the new CCRs. Mike Eiffert asked if the ability to utilize the pre-1999 rule that allows a simple majority vs 67% for post 1999 developments applied to TME as the TMEPOA was formed in 2010. Rod Fortney reported that the attorney has previously said that ruling applies to the creation of the development vs the TMEPOA which received responsibility from the developer. It was agreed to send a request to the Association attorney to have a written statement clarifying that the Association can adopt with 51% or greater lots. Rod Fortney will send the request to the Association attorney.

New Business:

- Replacement Treasurer
 - Nancy Ricker has resigned her positions as board member and Treasurer of TMEPOA as they have sold their home and will be moving.
 - John Leder said that he has received a volunteer for the Treasurer position.
 - Mike Eiffert asked if we need to hold a special membership meeting to have members vote for the replacement. Rod Fortney stated that the Association Bylaws allow for the Board of Directors to replace a board member or officer to fill a vacant position. The filling is only for the remainder of the term of the position. It was noted that all Board positions are up for election at this year's annual meeting.
 - It was suggested and agreed that we should make all members aware of the need to fill the Treasurer position. An email will be sent out 7/14 soliciting volunteers with a 7/17/2023 deadline.
- 2023 TMEPOA Annual Meeting
 - It was agreed that the annual meeting will again be in a hybrid format (in-person & virtual). Rod Fortney will attempt to secure the Murphy Public Library meeting room.
- Meeting Adjournment
 - Rod Fortney made the motion to adjourn the meeting.
 - Second by John Leder & Unanimously agreed.
 - **Meeting adjourned 8:14PM EDT**

Rod Fortney
Secretary / TMEPOA, Inc.