

TMEPOA BoD Meeting 07/11/2024

Minutes

Attendees: John Leder, Daniel Mills, Marty Guinn, Janna Chiappetta, and Chanin Waterman

-The meeting was called to order by John Leder at 7:00 p.m.

-John Leder advised that he had received the insurance documents and would forward the insurance premium invoice to the Treasurer.

-Entrance Sign-The entrance sign with the stone surround is falling apart on Lot 1. John Leder and Janna Chiappetta have obtained various estimates for having it replaced with a new stone surround and new center sign. Estimates included \$7,000 for stonework and from \$2,000 to \$10,000 for the center sign. Janna Chiappetta contacted Curtis Signs and they charge \$300 per hour to re-format a logo. John Leder suggested the formation of a committee to either work on a new sign or demolish the old sign if possible. This item will be moved to the agenda for the October Homeowners meeting for discussion and potential vote by the community.

-Culvert Grates-John Leder reported that repairs to the first three culvert grates will commence on July 13, 2024. The work was postponed due to employee illness. There are approximately 30 culvert grates within the community to repair. Janna Chiappetta will contact the Road Committee member(s) to have the areas photographed and prioritized. Marty Guinn advised the he will carry over approximately \$5,000 through on the budget each year so that these repairs can continue. This item will also be brought up at the October Homeowners meeting for community notification and budget approval.

-Treasurer's Report/Capital Plan-Marty Guinn reported that the budget for 2024 is on track with no issues. Two lot owners have not paid their 2024 dues. John Leder will locate the lien forms to file/re-file liens on the properties. Marty Guinn will send a final email notification to the owners and advise that the HOA will be filing/re-filing liens. He also stated that one lot owner has not reimbursed the HOA for safety tree removal in the amount of \$500.00. Daniel Mills advised that John Leder had sent two emails requesting the reimbursement. Marty Guinn will adjust the budget to remove the line item for gate repairs going forward. He also noted that the dues may be paid via Quick Books, but that method incurred an additional cost of \$12.00. John Leder said that the bank we use is now offering Zelle, so that could be an option for the year end.

-Wells-John Leder provided an overview on the wells that require repair/tank additions, to include the construction of a new well house and approximate costs. Due to the increased construction on the mountain, certain wells will require expansion tanks. The well house on well 2 is falling down and well 7 requires an expansion tank. Costs associated with the forementioned wells will be approximately \$15,000 to \$20,000. Marty Guinn will maintain a minimum of \$10,000.00 in the reserve account for potential well emergencies. The costs of

maintaining the wells with filter costs and replacement of parts continues to increase, as the wells are over 25 years old.

-Roads-Marty Guinn advised that the 5 Year Capital Plan includes saving for repairs/gravel/paving the gravel roads with the community, there is currently \$3,000 left in the budget for road repairs for 2024. John Leder stated that Hawkeye Trail would be re-graded in a few areas that continue to erode. Marty Guinn will track the expenditures for the Capital Plan and make any necessary adjustments.

-**Committees**-Janna Chiappetta advised that the community participation was going well, particularly the well and social committees. The text system used by the community is not working in an efficient manner, so she will look for other text services and have the information for discussion at the October meeting. She will also circulate a form for a new directory for the community either via email or at the October meeting.

-Bylaws- John Leder made several suggestions for changes to the bylaws and noted that the current one was originally drafted by the developer for a “for profit” corporation. The topics that all board members participated in discussing included term limits and financial controls used in other HOA’s. A revision of the bylaws would require attorney review. This topic was set for discussion again at the next meeting.

-New business-Chanin Waterman will send out an email advising residents of the change in gate code for owners.

John Leder adjourned the meeting at 8:56 pm