

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING
March 21, 2018

The meeting was held at the Woodville Community Center, 8000 Old Woodville Road. The meeting was called to order at 6:06 p.m.

Establishment of Quorum- There were 20 properties represented in person or by proxy and 49 were needed for a quorum. The current board will continue to serve.

Introductions- Current board members Janet Newburgh, Bob McAnally, Thomas Slade, Eric Robinson and Ron Doyle were introduced. New residents were also asked to introduce themselves.

Forestry Service Representative Presentation: Todd Schroder and Sean Duggar gave a presentation on fire safety. The Ready, Set, Go program was highlighted and the landowner services they provide were discussed. The Board was managing the common areas to reduce fire risk and questions were answered on setback requirements, permits required and getting authorization for broadcast burning.

Presentation of 2018 Budget: The 2018 budget was discussed.

Landscaping Report: The maintenance contractor Lance Hart was introduced. Erosion repairs were completed recently and owners were asked to keep an eye out for other areas. The possibility of damage to the roads from fire ant activity was highlighted, with some areas already spot treated, and residents were encouraged to spot treat their yards. Upcoming projects for the year included mulch and replacing some dead plants. It was noted that pressure washing of the boardwalk was needed and owners were reminded that they were responsible for repairing right of way damage caused during construction. The County Extension office open house and plant sale was discussed as well as a birthday party for Mr. Newburgh.

Maintenance Report: Projects done in the past year included restriping the roads, electrical repairs, the gate system and camera upgrades, replacing a well and pressure washing the fencing at the entrances. The new gate system was discussed with each owner having an individual code and temporary codes assigned to builders. The possibility of letting owners have control of the system was discussed as well as having multiple phone numbers per owner.

Road Fund Analysis Update: The Board did a road fund instead of having to do a special assessment later when paving was needed. CD's were purchased with some of the funds to generate some interest.

New Business-

Website Content: The information on the website was highlighted and included the Covenants, Standards & Criteria, meeting minutes and links to useful information. Options for paying dues were discussed including a new option to pay online through the Cadence Bank website.

Architectural Review Committee: Owners were reminded of common issues and that any exterior improvement needed to be reviewed. The procedure to request a variance was explained and it was clarified that a deposit was only required for new house construction. Enforcement issues were discussed and it was suggested that a procedure for Covenant enforcement be developed. The Board was asked to improve communication to owners on ARC issues and provide additional guidance. The issue of trash cans being left out was brought up and the process for policing it was discussed. The Board wanted to form a committee to give a recommendation about the trash can issue and it was suggested that they come up with an enforcement process. There were five volunteers for the Committee.

Gates and Security: Issues with trespassing were discussed and residents were encouraged to report suspicious activity. A trespass warning letter was needed for the common areas and residents were reminded that hunting and discharging firearms on the property was prohibited by the Covenants.

Other items discussed included holding quarterly or semi-annual meetings as well as doing a social event. Owners were encouraged to sign up for the Facebook page and email list.

Meeting adjourned at 8:30 p.m.