

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING
March 27, 2021

The meeting was held at the equestrian area on Saddle Rope Trail and by videoconference on Zoom. The meeting was called to order at 2:03 p.m. Board members Andrea Wallenbeck, Bob McAnally, Thomas Slade, John Pirtle and Ron Doyle were present.

Committee Updates: Bob McAnally gave an update on the entry system and explained that contractors have limited access to the gate during restrictive hours.

An update on construction activity was given by Ron Doyle with 39 houses completed and 11 under construction.

John Pirtle explained the intent of the hunting and firearm regulations where most residents didn't want hunting but they also did not want the regulations to prevent killing of nuisance animals. Owners were concerned that the last regulations prohibited too many items and wanted fewer regulations not more. The history of past issues with guests of owners hunting on the property was explained and it was suggested the issue was already addressed by state law. The current and proposed regulations were read aloud and comments were requested. Input from owners included that some may consider deer a nuisance animal and that nuisance needed to be defined, a suggestion to add that deer and turkey are not typically a nuisance animal or remove deer and turkey completely, and a question was raised on the enforceability of the regulations but it was noted it would also be a deterrent.

Motion to table the regulations for this meeting and bring up for approval at the next meeting: Bob McAnally
Second: Andrea Wallenbeck
Vote: Four in favor

Approval of 2021 Budget: The 2021 proposed budget was presented and it was noted it included a deficit but the collection of delinquent accounts was expected to offset the deficit. There were 17 delinquent properties, which owed a total of \$92,000. The road reserves were not funded the previous year and the current funding level was discussed. Proposed projects for the year including improvements to the equestrian area were also discussed. A question was raised on when the last time the landscaping was bid out which was two years ago and maintenance of the roads was discussed. Interest rates were low so interest income was not budgeted for this year. Ideas for improvements were solicited and were asked to be submitted to the Board.

Motion to approve the 2021 budget as presented: Bob McAnally
Second: Ron Doyle
Vote: All in favor

The high-speed internet talking paper was added to the website and the Starlink option was discussed along with 5G and other fiber providers in the area. It was noted the upfront cost for the CenturyLink proposal made it not viable.

The Covenant Rewrite Committee received several suggestions and was ready to send out the proposed changes. The difficulty of doing a complete rewrite was noted with it taking 2/3 of all owners to approve the changes.

New Business: The possibility of increasing the construction deposit from \$2,000 to \$5,000 was explored with a suggestion made that the owner put up the deposit. It was noted that some owners already do pay the deposit but concerns were also raised the owners wouldn't have control over the builder and the topic was added to the agenda for the next meeting.

Establish Quorum: There were 40 owners represented in person, by Zoom and by proxy while 49 were needed for a quorum.

Ron Doyle resigned his position and there were two candidates for the open position. Chad Beck rescinded his candidacy and supported Paul Pagano who was appointed to the open position. The history of filling vacancies on the Board was given and the need for a law enforcement advisor was expressed.

Meeting adjourned at 3:05 p.m.