

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE BOARD MEETING  
July 12, 2019

The meeting was held at the Woodville Community Center, 8000 Old Woodville Road. The meeting was called to order at 6:00 p.m. Board members Andrea Wallenbeck, Bob McAnally, Thomas Slade, Eric Robinson and Ron Doyle were present. Association attorney David J. Fredericks participated by phone.

Collection of Delinquent Dues and Foreclosure of Claim of Liens: A summary of the collection actions taken by the attorney was given and the last step was to file foreclosure.

Lot C03: The collection history for the property was given and a recommendation was made to proceed with the foreclosure.

Motion to proceed with foreclosure of the lien: Ron Doyle  
Second: Eric Robinson, Vote: All in favor

Lot H04: The collection history for the property was given and a recommendation was made to proceed with the foreclosure.

Motion to proceed with foreclosure of the lien: Eric Robinson  
Second: Ron Doyle, Vote: All in favor

Lot G08: The collection history for the property was given and it was noted there was a mortgage on the property. A recommendation was made to proceed with the foreclosure. The question of why the assessments were not paid was raised and a variety of possible reasons were suggested. The issue of the bank foreclosing the mortgage was raised and the attorney explained that collection efforts would be stopped in that case and the Association would get 12 months of back dues or 1% of the mortgage. It was noted that if the Association foreclosed and took title to the property the mortgage would remain but the Association would not have to pay it. It was also noted that a monetary judgment could be sought against the owner.

Motion to proceed with foreclosure of the lien: Eric Robinson  
Second: Andrea Wallenbeck, Vote: All in favor

Lot H06: The collection history for the property was given and it was noted there was a mortgage on the property. A recommendation was made to proceed with the foreclosure.

Motion to proceed with foreclosure of the lien: Ron Doyle  
Second: Bob McAnally, Vote: All in favor

Lot I21: The collection history for the property was given and it was noted there was a mortgage on the property. A recommendation was made to not proceed with the foreclosure due to the amount of the mortgage. It was suggested the owner be reached out to and the lien be readdressed in a few months.

Lot H11: The collection history for the property was given and it was noted there was a mortgage on the property. A recommendation was made to not proceed with the foreclosure due to the amount of the mortgage.

The foreclosure process was explained with the owner deciding to pay the delinquent amount or the foreclosure moving to a sale of the property. A question was raised on how to push banks to foreclose their mortgage but it was difficult to do anything.

New Business: Jack Kelly with Jack Kelly Services was introduced and presented a proposal for sealing the roads. An explanation was given for the process to repair the damage caused by ants which was in progress and also for sealing the roads. The Board planned to review the proposal and a suggestion was made to increase the corner radius to prevent damage from trucks cutting the corner.

Committee Updates:

Architectural Review Committee: There were 28 residences completed, six in progress and one that was just submitted for review.

Covenant Rewrite Committee: The Committee members were selected and were reviewing the Covenants to come up with recommended changes.

Fining Committee: Volunteers were needed for the Committee, In the meantime the Board was continuing to send notices to owners in violation and follow up with them. A suggestion was made to hold off on violation letters for items that may be changed in the Covenants and concerns were raised with not enforcing the standards. It was suggested the attorney be authorized to send demand letters.

Other New Business: The Board looked into having the County maintain the roads but the County would require the gates be removed. The Board was thanked for the lighting and fountain repairs and the possibility of getting Centurylink internet service was being looked into. Residents were encouraged to contact Comcast and Centurylink to show interest in the neighborhood for service.

Meeting adjourned at 7:30 p.m.