

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
June 26, 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 2:05 p.m. Board members Bob McAnally, Thomas Slade, John Pirtle and Paul Pagano were present.

The improvements made to the equestrian area were highlighted. It was noted that Board member Andrea Wallenbeck had passed away and residents were asked to stop by and visit with Jake after the meeting.

Approval of the Minutes from the March 27th Annual and Board Meetings:

Motion to approve the minutes: Bob McAnally
Second: John Pirtle
Vote: All in favor

Financial Report: The financial report as of June 23rd was reviewed and it was noted the dues deadline was extended to June 1st. There were 38 owners who had not paid for the current year and a total of \$147,000 in delinquent dues but the Association was still in a stable position with over \$500,000 in the operating and reserve accounts. The delinquent dues collection process was explained and it was noted the attorney was successful in collecting old past due accounts.

Old Business: The damaged stop sign was replaced and damage to the boardwalk caused by a tree falling was repaired. The roads were restriped and the improvements to the equestrian area were completed.

The hunting and firearm regulations were discussed with the proposed language simplified. The issue of how to move forward with enacting the regulations was discussed since amendments to the Covenants would require 2/3 of all owners to approve. Suggestions included encouraging people to come to the meeting and doing a vote by mail. The history of hunting issues was explained and a poll of owners present was conducted with most in favor of the proposed regulations.

Motion to send the hunting regulations and Covenant changes to the attorney for review and then send out for a vote of owners: Bob McAnally
Second: Paul Pagano
Vote: All in favor

New Business: Discussion of whether to discontinue the Zoom option for meeting was held and it was noted that while it was more helpful to have people attend in person the Zoom option was also a way to get more attendance. Ways to improve on the current setup were suggested including a projector.

Motion to keep the Zoom option for meetings and work on improving it: John Pirtle
Second: Bob McAnally
Vote: All in favor

The construction deposit was discussed and a proposal was made to increase the deposit to \$5,000. A situation where the builder refused to put up the deposit was discussed along with suggestions including having the builder put up the deposit and looking at the wording of the construction application.

Motion to increase the construction deposit to \$5,000: Paul Pagano

Second: Bob McAnally

Vote: All in favor

Other items discussed included recent sales numbers for lots, issues with unattended burn piles and Covenant reminders.

The Board expressed condolences to Jake Wallenbeck and Andrea's mother. A contribution was made to the 4H program and the memorial sign was unveiled naming the equestrian area after her.

Meeting adjourned at 3:15 p.m.