

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
September 25, 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 2:00 p.m. Board members Bob McAnally, Thomas Slade, John Pirtle and Paul Pagano were present.

High Speed Internet Update: The paper detailing efforts to improve connectivity in the community was being updated quarterly. Progress on Starlink satellite internet was highlighted and the Board was looking at all possible options. It was noted that Starlink was in beta testing currently and was hoping to go live late this year. Benefits to having better internet included increased security, better communication and increased property value.

Financial Report: The association was still in a stable position and on track for the year. There were 29 properties that have not paid the dues for this year. Proposals were being sought for installing swings at the park and pressure washing of the concrete at the entrances was scheduled soon.

Bylaw Revisions & Covenant Modifications: The documents provided by the Developer were standard documents used in other developments and several issues were identified that needed to be corrected including that the Bylaws were never formally ratified and the annual meeting date was listed as the second Tuesday of January. The proposed modifications to the Covenants were discussed along with the process for approving and it was suggested a letter be sent out in January to be able to vote on the modifications at the annual meeting in March. The modifications would require 2/3 approval of all owners and input on the modifications was requested from owners. A suggestion was made to post the proposed changes on the website and an owner volunteered for the Covenant Rewrite Committee.

Other Business: A concern was raised about the gate security and the possibility of installing a blocking arm on the gates and/or changing the timing was discussed. Comments were requested on the timing for the next meeting and it was noted the Board will look at filling the vacant seat at the next meeting. The question of whether the Starlink beta program was still available was raised and residents were encouraged to sign up to show interest in the area.

Meeting adjourned at 2:46 p.m.