

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE ANNUAL MEETING  
March 12, 2022

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

Establish Quorum: There were 40 owners represented in person, by Zoom and by proxy while 32 were needed for a quorum.

Motion to suspend the voting rights of owners more than 90 days delinquent: John Pirtle  
Second: Paul Pagano  
Vote: All in favor

Committee Updates: Bob McAnally gave an update on the construction activity with 46 houses completed and 9 under construction.

Approval of 2022 Budget: The 2022 proposed budget was presented and discussed. There were 21 delinquent properties.

Motion to approve the 2022 budget as presented: Paul Pagano  
Second: Bob McAnally  
Vote: All in favor

John Pirtle announced that a new committee was formed to investigate use of the “multi-use trail systems”. The Committee planned to bring a proposal for enhancing the trails and common areas to the next Board meeting.

Election of Members to the Board of Directors: The 8 candidates listed on the ballot were introduced. The results of the vote were announced with Bob McAnally, Thomas Slade and TJ DeVlieger elected for a two-year term and Paul Pagano and Natalie Parrish elected for a one-year term.

Consideration of Proposed Declaration Amendments: The proposed declaration amendments required approval of at least 67% of the total votes which would be 91 votes. There were only 72 consent forms received with the highest vote total being 68. It was debated whether to close the vote or continue to solicit votes for the amendments. Some owners thought the vote should be ended, owners had the opportunity to vote and it should be closed while others wanted to continue the momentum on getting things changed and thought it was easier to get more votes than to start over at a later time. An owner suggested the vote should not be continued indefinitely and there should be a limit while another owner thanked the Board for making it easy to vote. A poll was taken of owners in attendance and on Zoom with the result of 13 in favor of keeping the vote open and 12 opposed. The Board agreed to do one more mailing with a deadline of 3/31 to submit votes and then the voting would be closed.

New Business: It was suggested the meetings be held at the library.

Meeting adjourned at 3:10 p.m.