

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
October 4, 2022

The meeting was held at the equestrian area on Saddle Rope Trail and by videoconference on Zoom. The meeting was called to order at 6:04 p.m. Board members Bob McAnally, Thomas Slade, T.J. DeVlieger, Paul Pagano and Natalie Parrish were present.

Approval of the minutes from the June 28th Board meeting:

Motion to approve the minutes: Paul Pagano
Second: T.J. DeVlieger

Changes to the minutes were requested to include discussion and a letter submitted by an owner. Approval of the minutes was tabled until the next meeting.

Financial Report: The financials as of 9/30 were reviewed and the expenses approved since the previous meeting were listed. The delinquent properties were down to 20 properties that owed \$82,848.15, of which five properties made up \$50,000 of the total. A question was raised on the funding of the cameras and who had access and it was answered that access was limited to requests from law enforcement but the Board was working with the attorney to develop a policy for access to the footage.

Nextdoor: Natalie Parrish took the lead to set up the Nextdoor page and the Board planned to use the app to communicate with residents. Residents were asked to contact the management office if they were not able to join to be added manually and the differences between Facebook and Nextdoor were discussed. The previous efforts to update contact information were also highlighted.

Investment Options for Road Fund: CD rates from the two current banks ranged from .5-1.5% for a 12-month CD and one bank also offered a brokerage account. The Board was looking for rates in excess of 2.5% and it was noted that the funds would need to be at no risk of loss so additional options were requested.

Motion to approve purchasing CD's over 2.5% in the amount of \$50,000: Bob McAnally
Second: Paul Pagano
Vote: All in favor

New Business: The proposed meeting dates for the next year were proposed as January 24th at 6pm, March 18th at 2pm for the annual meeting, June 27th at 6pm, and October 10th at 6pm.

Other New Business: Starlink internet service was discussed with some residents reporting the service was fast but not as fast as advertised but it was working well. The final mowing for the right of ways was scheduled for the next week. A proposed budget was planned to be sent out for discussion at the January meeting and it was noted the maintenance contracts would be bid out next year. Damaged road areas were discussed and the Board planned to look at repairing those areas.

Meeting adjourned at 6:39 p.m.