

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
June 27, 2023

The meeting was held at the equestrian area on Saddle Rope Trail and by videoconference on Zoom. The meeting was called to order at 6:00 p.m. Board members Bob McAnally, Thomas Slade, T.J. DeVlieger and Paul Pagano were present.

Approval of the minutes from the June 28th, October 4th and November 10th Board meetings:

Motion to approve the minutes from the March 18th annual meeting: Paul Pagano

Second: T.J. DeVlieger

Vote: All in favor

Financial Report: The year-to-date financial report was reviewed and the only approved expense since the last meeting was for mulch at the playground. It was noted there were 53 occupied residences and 9 houses under construction. The balance sheet was reviewed along with the delinquent dues report and the final notice of late assessments were schedule to go out in July. It was noted the dues had been kept at the original \$1,000 amount since inception and the road fund was highlighted along with the estimated cost of repaving. Upcoming expenses included striping of the roads and residents were encouraged to report items in need of repair.

Road Fund Investments: It was noted interest rates were over 5% so a ladder with a 6-month CD in the amount of \$50,000 and a 12-month CD in the amount of \$50,000 were suggested in order to have some funds rolling over at different times. It was also noted excess funds needed to be moved to ensure FDIC insurance coverage with the dues for this year coming in.

Motion to accept the recommendation to purchase two CDs with the President and association manager authorized as signers, fund the road reserves, and move excess funds: Paul Pagano

Second: Bob McAnally

Vote: All in favor

New Business-

Construction Issues and Covenant Enforcement: Issues with contractors working on Sundays and outside the construction hours were raised. The cancellation of a code and the need for owners to be able to get it was discussed along with the definition of work. It was suggested the system be purged of codes being used by contractors and the holidays specified. A letter was recently developed by the ARC to educate builders and the difference between owners and contractors doing work was explored. The process for changing the Covenants was explained and it was suggested to have a construction entrance as well as an enforcement committee or the management office do patrols. An announcement board at the entrances was also suggested and the question of who usually paid the construction deposit was raised. The issue of culverts not installed was discussed and the Board was looking at ways to hold the contractor responsible. A suggestion was made to have the owner hold the final payment to the contractor and have the ARC do a walkthrough before the payment was released. Internet options in the neighborhood were also discussed with most residents recommending Starlink or a Verizon hotspot.

Meeting adjourned at 7:03 p.m.