

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
October 10, 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 6:02 p.m. Board members Bob McAnally, Thomas Slade, T.J. DeVlieger, Natalie Parrish and Paul Pagano were present.

Approval of the minutes from the June 27th Board meeting:

Motion to approve the minutes from the June 27th Board meeting: Natalie Parrish

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 a repair to the Natural Bridge entrance well switch due to a lightning strike. A new DVR for the camera system was also ordered and it was noted there were surge protectors on the power outlets but it was suggested they also be installed on the phone lines.

Road Fund Investments: The current road fund investments were reviewed and there was \$209,000 in the road fund that was not earning interest. A recommendation was made to invest \$50,000 each into 6-month and 12-month treasuries. The question of why additional funds were not being put in the road fund was raised and it was answered that the funds would be dedicated towards that item and not available for any other items if needed. It was also noted the funds at one bank were near the FDIC insurance limit so funds needed to be transferred to other institutions.

Motion to purchase two treasuries with a 6-month and 12-month term pending advice from Tanya Devlieger: Bob McAnally

Second: Natalie Parrish

Vote: All in favor

Clean Slate Letter: The issue of noncompliant driveways was discussed with four driveways noted and the history of each explained. The association attorney recommended sending a clean slate letter which would allow for enforcement of the driveway restrictions going forward. A question was raised on whether a clean slate letter would also be done for other items and the Board asked for examples. It was also noted the ARC was being reformed to get more people involved and the Board looked into increasing the compliance deposit but it was not feasible to increase it. Enforcement of the driveway requirements was discussed further and it was noted the deposit was not enough to cover completing a driveway but there were other remedies that could be used such as fines.

Motion to send the clean slate letter to owners for review: Paul Pagano

Second: T.J. DeVlieger

Vote: All in favor

ARC Update: There were 7 houses under construction and 56 completed out of the 157 lots total. The ARC developed checklists to ensure items are in compliance and the letter sent to owners requesting volunteers for the ARC was also noted. Several owners volunteered so the Board planned to appoint new members to the ARC.

The issue of a pine beetle infestation on lot D11 was discussed with the Forest Service asked to investigate and mark the area affected. The area was reinspected recently and it was found the beetles had spread to the west in 2-3 additional trees. A recommendation was received to cut the affected trees and a 100' buffer area around the affected trees. Three letters and emails were sent to the owner including the last letter sent certified with no response. The issue of who would be responsible if it spread to adjacent lots was discussed and a suggestion was also made to cut and burn the affected trees. The wording of the letters sent to the owner was discussed along with an opinion from the attorney on ways the association could address the issue. A follow up special meeting was planned to address this issue and the clean slate letter.

A delinquent dues notice received for past due assessments was discussed and it was requested an email be sent due to issues with the mail. It was also noted there were online payment options available. Issues with dogs barking and contractors working on the weekend cutting the grass were also discussed.

Meeting adjourned at 7:17 p.m.