

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE BOARD MEETING  
January 30, 2024

The meeting was held at the equestrian area on Saddle Rope Trail and by videoconference on Zoom. The meeting was called to order at 6:03 p.m. Board members Bob McAnally, Thomas Slade, T.J. DeVlieger (on Zoom) and Natalie Parrish (on Zoom) were present.

Approval of the minutes from the October 10<sup>th</sup> and November 2<sup>nd</sup> Board meetings:

Motion to approve the minutes: Natalie Parrish

Second: Bob McAnally

Vote: All in favor

An update was given on the status of construction activity with 58 homes occupied, 6 under construction.

Financial Report: The 2023 year-end financial report was reviewed along with the approved expenses for September, October, November & December. Repairs needed due to calcium buildup in the fountain pump were discussed and it was also noted a truck hit the gate due to the sensor malfunctioning. A question was raised on the scope for the pressure washing done for the entrance fences with just the inside done in areas it was visible. It was also suggested the gate system be upgraded to a cellular connection.

Road Fund Investments: The current road fund investments were reviewed and the Board planned to look at rates as the ladder of CD's and treasuries renew and possibly go with longer terms. It was also noted the funds in the road fund were limited for that specific expense so additional funds were not placed into the fund to keep them available for other expenses. The cost to repave the roads was asked and it was reported the last estimate was \$1.3 million. The different repairs done to the road to extend the life including fixing damage from ants and sealcoating were explained.

Pine Beetle Issue: The history of the issue was listed with an adjacent owner identifying the dead trees in August but the association was not able to get a response from the owner for several months. The owners father reported he had contacted a contractor to address the issue and a quote provided by an owner was presented to remove the trees including a buffer area. Article V of the Covenants which allowed for the association to perform maintenance on a lot was noted. Adjacent lot owners were notified but the association did not take action yet due to the cost estimates received. The results of the meeting with the forester were discussed and it was also noted he stated the beetles go dormant in cold weather but owners reported it appeared to be continuing to spread. The recommended remedy was to cut and removed the affected trees along with a buffer area.

2024 Budget: The proposed budget for 2024 was reviewed and it was noted there was a positive income for 2023 due to collection of past due accounts and there were only 8 delinquent lots remaining. Owners were asked to report any needed maintenance items and repairs to the boardwalk were discussed. It was also suggested the spring be dredged. A question on where the mulch was installed was answered and issues due to hydraulic leaks from the WastePro trucks were raised.

Covenant enforcement issues were noted including trailers, temporary buildings, garage doors being open, games/trampolines, maintenance of properties, etc. and it was suggested to do a letter and give 6 months to bring items into compliance then do an inspection. It was also suggested to have term limits. The idea of sending a letter to all owners with common violations asking owners to remedy any violations within 60 days was discussed. Communication issues with the ARC were raised along with extended response times and an answer was promised this week on the outstanding final inspection.

Meeting adjourned at 7:04 p.m.