

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
March 23, 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 2:08 p.m. Board members Bob McAnally, Thomas Slade and Paul Pagano were present.

Election of Members to the Board of Directors: There were three candidates received for the three positions up for election so the three candidates were automatically sat for a new term.

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

2024 Budget: The proposed 2024 budget was reviewed with the dues remaining the same at \$1,000 per property.

Motion to approve: Bob McAnally

Second: Paul Pagano

Vote: All in favor

Committee Updates: The Architectural Review Committee reported there were 159 lots total with 58 occupied and 8 under construction.

Consider Two Culvert Variance Requests: There were two homes that did not have a driveway culvert installed. The builder had an engineering analysis performed that determined the culverts were not needed and would be detrimental. The reports on the two properties were reviewed with lot G07 noted as flat with no swale and lot E11 noted that all of the water from the south side of the driveway would go through the culvert and into the front yard. A variance was requested for both lots to not install the culvert. It was asked if there would be any impact on other lots if the variance was granted and there was not any impact predicted. A potential impact for the lot adjacent to E11 was noted if a culvert was installed. Owners commented that the Board should stick to the Covenants but also use common sense and look at the impact on other lots.

Motion to approve a variance for both lots G07 and E11 to not have a culvert: Bob McAnally

Second: Paul Pagano

Vote: All in favor

The attorney was asked what actions needed to be taken on the variance and whether the variance needed to reference the deed.

Other Business: Issues with calcium buildup in one of the fountains and the other fountain not working were discussed and quotes for repairs were being sought. The Old Plank fountain was under warranty so it was in the process of being repaired and it was also noted that fountain has a liner that helps stabilize the water while the Natural Bridge fountain was fed from a spring so it did not have a liner.

The Tallahassee Fire Department trained on the water tank inside the gate recently.

Election of Officers:

Motion to keep the same officers: Bob McAnally

Second: Paul Pagano

Vote: All in favor

It was asked whether the spring area could be cleared to provide better access but it would not be allowed by the County and an alligator was reported in the neighborhood.

The status of the pine beetle issue on one of the lots was discussed and a 10-day deadline letter was sent on 3/8 with no response received to date. The estimate of \$4,000 to remove the trees was still valid and the association attorney suggested holding a quick noticed meeting to approve the estimate. The pine beetle issue was discussed further with concerns raised about assessing the common areas for infestations. It was suggested owners be vigilant about checking their property and a suggestion was made to ask the County forester for advice.

The lack of attendance at meetings was discussed and a suggestion was made to reach out to owners and hold a social event before the meetings. John Pirtle, Melinda Doyle, Gene McKinney, Charlene Thompson and Joanna Piris volunteered to come up with ideas.

Issues with speeding were raised and suggestions for enforcement including traffic calming, renting a speed-reading sign or entering into an agreement with the Sheriff's office were discussed. The roads were checked for evidence of leakage from the WastePro trucks but no evidence of new leaks was found.

Meeting adjourned at 2:49 p.m.