

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
February 4, 2025

The meeting was held at the equestrian area on Saddle Rope Trail and by videoconference on Zoom. The meeting was called to order at 6:01 p.m. Board members Bob McAnally, Thomas Slade, and T.J. DeVlieger were present.

Approval of the minutes from the 10/15 Board meeting:

Motion to approve the minutes: T.J. DeVlieger

Second: Bob McAnally

Vote: All in favor

Financial Report: The financial reports were reviewed and the expenses were listed. Scott Harrison was thanked for ordering and installing the speed signs. There were 10 delinquent properties that owed a total of \$32,000. An update was also given on the status of construction with 159 total lots, 63 completed homes and five under construction.

Road Fund Investments: The investment options were reviewed with the next CD's maturing in May. The current rates were noted and it was planned to continue investing in a ladder of safe investments.

Speed Enforcement: The speed-reading sign was installed and owners in attendance reported it appeared to be having an effect.

Variance Request F27 Accessory Structure Location: The attorney confirmed with the county that the shed would not be allowed to be built in the flood plain behind the home so based on the letter from the engineer the only place the shed could be built was in front of the home. The attorney's opinion was that the information submitted was enough to justify the variance in this instance.

Motion to approve the variance request based on the opinion from the attorney: T.J. DeVlieger

Second: Bob McAnally

Vote: All in favor

Boardwalk Repairs: Two estimates for repairs to the boardwalk were received but they did not have enough information. The boardwalk was reinspected and it was verified 9 sections needed replacement and those areas were marked. One revised bid was received but two more bids were requested. Patty Swain provided a contractor recommendation for the repairs.

Variance Request F19 Culvert Size: A variance request was submitted to install a 12" culvert instead of the standard 18" at lot F19 due to the site conditions. The information provided was reviewed but there was not enough information to justify the variance. It was also noted an 18" culvert was shown on the plans submitted for approval.

Motion to reject the variance request: T.J. DeVlieger

Second: Bob McAnally

Vote: All in favor

2025 Draft Budget: The draft budget was reviewed and it was noted the boardwalk line item may need to be adjusted once the final estimates were in. The amount of funds in the operation account and options for investing excess funds were discussed including a suggestion for a money market account.

Other Business: Damage to the white fencing was noted and it was planned to be repaired soon. It was suggested a reserve study be done and proposals were requested for the next meeting. The location of the damaged fencing was discussed along with a hole on Old Plank.

Meeting adjourned at 6:32 p.m.