

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
March 29, 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 2:09 p.m. Board members Bob McAnally, Thomas Slade, Natalie Parrish and T.J. DeVlieger were present.

It was explained there were two board positions up for election but only one candidate sheet was received from Natalie Parrish.

Motion to keep Natalie Parrish on the Board: Bob McAnally
Second: T.J. DeVlieger
Vote: All in favor

Volunteers were request for the remaining position and it was noted it was a two-year term. Gretel Hudson was volunteered and introduced herself.

Motion to request the nomination form be submitted and defer appointment of the vacant seat until the next meeting: T.J. DeVlieger
Second: Bob McAnally
Vote: All in favor

Election of Officers was also deferred until the next meeting.

2025 Budget: The 2025 proposed budget was reviewed.

Motion to adopt the 2025 budget: T.J. DeVlieger
Second: Natalie Parrish
Vote: All in favor

An update was given on the number of completed homes with 159 lots total, 64 occupied residences, and 5 under construction.

Road Fund Investments: The balance sheet was reviewed with 4 investments maturing in May. It was recommended to renew for 6, 12 or 18 month terms with the best rates available.

Motion to renew the expiring CDs for 6/12/18 month terms with the best rates: Natalie Parrish
Second: T.J. DeVlieger
Vote: All in favor

The amount of funds in the operating account was noted and it was suggested to fund \$50,000 to the road reserve and purchase another CD.

Motion to fund the road reserves for \$50,000 and purchase a CD: T.J. DeVlieger
Second: Natalie Parrish
Vote: All in favor

The boardwalk was closed for repairs due to deterioration in the stringers. The repair requirements were defined and the project was bid out with three bids received to replace the

9 sections. The bids were reviewed and it was noted only one contractor (Morenos Maintenance) looked at the boardwalk with a board member.

Motion to accept the lowest bid from Morenos Maintenance for \$6,200: T.J. DeVlieger
Second: Bob McAnally
Vote: All in favor

Variance Request F19 Culvert Size: The history of the request was explained with a variance request to install a 12” culvert instead of the standard 18” previously denied. The owner submitted a letter from an engineer which was reviewed and it was noted the letter considered a 25-year storm event vs a 100-year storm. Aesthetic considerations for requiring a consistent size culvert were also discussed.

Motion to deny the 12” culvert variance request and require the standard 18”: T.J. DeVlieger
Second: Natalie Parrish
Vote: All in favor

It was reported the fountain at the Natural Bridge Road entrance was stolen with an investigation being conducted by LCSO that was still open but in inactive status due to a lack of leads. Two bids for replacement were obtained for \$11,000 and 7,500 each. It was suggested to install a camera watching the fountain with night vision capability and another suggestion was also made to install a tracking chip in the fountain.

Motion to replace the fountain with Hawkeye for \$7,500: Bob McAnally
Second: T.J. DeVlieger
Vote: All in favor

The reserve study requirements were reviewed by the attorney who determined there was not a requirement for the association to conduct a study. The differences between Board created reserves and owner created reserves were also explained.

Other Business: The speed-reading sign was discussed and it was requested another sign be installed. It was also noted enforcement was still an option. The damaged white fence was repaired with Thomas Slade thanked for picking up the materials and TJ & Tanya DeVlieger thanked for completing the repairs. Other items discussed included the Board education requirements, a solar camera on Old Plank and the schedule for the next meetings.

Meeting adjourned at 3:04 p.m.