

## **TLOA MEETING MIUTES: 1/16/2018**

PRESENT: Chad Denby, Laurie Jacobson, Sue Lance, Jean Weeks, Jane Garton, James Hayslett, Pam Laird, Patrick Moctezuma and Paige Stough (APMS)

### **COMMITTEES:**

ARCHITECTURAL: Sue Lance, Chairman; Chad Denby, Jane Garton and James Hayslett

BUDGET: Patrick Moctezuma, Chairman; Chad Denby, Sue Lance and Mike Laird

BYLAWS: Chad Denby, Chairman; Jean Weeks, Patrick Moctezuma, Pam Laird

SPECIAL PROJECTS: Jean Weeks, Chairman; Pam Laird and Melanie Morris

LAKES and DAMS: Pam Laird, Chairman; Chad Denby, Patrick Moctezuma, James Hayslett and Jane Garton

COMMUNICATIONS/WEBSITE: Chad Denby, Chairman; Pam Laird, Jane Garton, Pam Laird and Mike Laird

COMMUNITY REGULATIONS: Sue Lance, Chairman; Chad Denby, James Hayslett, Patrick Moctezuma and Jean Weeks

### **CALL TO ORDER: 7:00 pm**

#### **GUEST(S):**

- Melanie Morris (interested in joining the Board)
- Roger and Linda Thomas – homeowners
- Barbara Rich - homeowner
- Michael Laird, volunteer
- Philip Alcock, volunteer

Mr. & Mrs. Thomas were concerned about the notice they received that their “barn” needed to be painted, which has been done, and also the roof to be painted per our 21 day notice or be in violation. We explained that this would certainly be extended to spring as the weather was not permitting such repair to be done at this time.

Ms. Rich was concerned about recent icy road conditions which created a hazard and havoc and what was our plan to avoid the problems in the future. She called APMS, left messages with no return calls. We explained that this was unfortunate but now have a better plan in place to hopefully avoid this from happening in the future.

**APPROVAL OF NOVEMBER, 2017 MINUTES:** No changes, Motion forward: Pam Laird and seconded by Jean Weeks, Motion approved by all. There was no monthly meeting in December.

## **TREASURER'S REPORT & APMS FINANCIAL REPORT:**

1. SUNTRUST: \$ 5,500.89
2. ALLIANCE: \$ 89,462.86
3. RESERVE: \$133,130.14

## **RESIGNATION OF LAURIE JACOBSON:**

Laurie announced she is resigning due to relocating out of the area. She presented the Board with her letter of resignation and wanted to thank us for having her as our President and wanted to remind all about some important issues: Communication with others, speak up if you have opinions, decisions, take time to think things out, way options and look at the big picture and possible consequences, go by the book, review procedures, share the load, try and get more volunteers for committees, reach out and be proactive.

## **APMS REPORT:**

Paige announced that she plans to come over once a week and do site visits more often.

Results from court visit on 12/13/17 resulted in 3 homeowner payments totaling \$6,486.56 and 5 judgements for those who did not appear. She will be filing more warrants in debt for unpaid dues.

She did a ride around today and notices regarding violations will go out tomorrow.

Paige is to send templates of all the letters that go out re: penalty process

Delinquencies are down by another \$16K since the November meeting.

## **ROADS REPORT:**

Replacing old signs with new is nearly complete. Posts have been placed in cement to make it harder to pull out the posts and Chad has bought anti-theft bolts/rivets to help deter theft of signs. Seven posts still need to be placed. We hope to start the 2<sup>nd</sup> round of replacing signs and to remove junk signs, posts, etc. in the Spring.

The white lines needed at the stop signs has now been completed.

Will need approximately \$159-\$200K loan to finish paving. Recheck road situations in March for resurfacing

Snow removal contract does not call for the contractor to decide when roads are to be plowed. We considered a policy of accumulating approximately 3" before plowing takes place. With the situation of ice on the road, we had to call, which he immediately responded. The committee needs to sit down with vendor to set out what is expected of him when bad weather conditions are called for or start to deteriorate.

We need to review and be more proactive with vendors on our specific needs and the vendor's responsibilities.

**ARCHITECTURAL REPORT:**

New house proposed on Goldenrod Rd. The culvert pipe put in was only 20 feet and has been replaced with the 25-foot pipe required. Still waiting on permits and then ARB approval. Pam made a motion to start fining fees to owner. It was agreed to send letter with threat of fines if ARB forms not received.

After review of the shed/garage put up on Dahlia Rd. a letter was sent charging an impact fee plus \$50.

**LAKES AND DAMS REPORT:**

Everything is holding steady and we need to complete forms for extension on permits. Justin reports there are no current signs of beaver activity. Will check on this again in the spring. Inspection for lake #2 scheduled for January 23, 2018 with Dan Hamrick. In anticipation of getting loan from Alliance Bank, what do they consider past due. How much do we have to get off the books: ie. Bankruptcy, foreclosures, Balancing Act carry over older than 5 years old, unrecoverable debts, etc.

**BUDGET COMMITTEE REPORT:**

Patrick Moctezuma has been appointed Chairman of the Budget Committee. The 2018 Budget proposal prepared by Bill Freels, before he resigned, was presented. Mike Laird has joined the Budget Committee. Patrick is going to call Bill for the spread sheet. Need to decide on the amount of "right off" of delinquencies due to foreclosures and bankruptcy.

**COMMUNITY REGULATION REPORT:**

Monthly community inspection done today by Paige, Pam and Chad. Less violations and 2 junk cars have been removed. About half of prior violations have been corrected and less violations noted on this inspection.

**NEWSLETTER:**

Philip Adcock has agreed to help with the first layout for newsletter in spring.

**WEB SITE REPORT:**

Views are increasing.

**BYLAWS/LEGAL/RULES REPORT:**

19 warrants-in-debt will be delivered to the court for service next week. Concerning the current suit against TLOA has been continued and will probably be released.

Jane is still to try and talk to the Judge or Clerk regarding their process which limits us in the amount of liens we can file at one time which is 10.

**OLD BUSINESS:**

Jane and Chad will try and meet again with Greg McGowan to discuss the bus stop issues. Too late for this school year but we will try and find a solution to people parking along the road and on the edge of property belonging to homeowners.

Election of officers approved: Patrick Moctezuma, President; Chad Denby, Vice President; Sue Lance, Treasurer; and Jane Garton, Secretary. Melanie Morris has requested to join the Board. Motion forwarded by Laurie and seconded by Chad, approved by all.

**NEW BUSINESS:**

Time to consider new bids for landscaping. Contract with Four Seasons Landscaping is up for renewal and in June, APMS is up for renewal and approval. Again, we need to be more proactive and need to review contracts with vendors on our specific needs and the vendor's responsibilities.

**ADJOURNED: 10:15 PM**