

TLOA MEETING MINUTES
11/15/2016 starting 7:04 p.m.

(Minutes Abbreviations: MF= Motion Forward, MS= Motion Second, MA= Motion Approved)

PRESENT: Chad, Laurie, Sue, James, Patrick, Jean and Andrea by phone

GUEST: Philip Alcock

GUEST CONCERNS & COMMENTS

PREVIOUS MINUTES

MF Jean. MS Chad. Motion Approved by all.

TREASURERS REPORT & APMS REPORT

- Collected for month of Oct: \$10,203.70
- Year to date \$192,342
- Expenses for month of Oct: \$12,481.82
- Delinquency report: Two Chapter13 Settlement to TLOA filed by APMS. Many homeowners are now making payments to repay depts.
- All accounts will be transferred to Alliance Bank by target date of Jan 1 2017.
- Warrants in Debt and Credit Report ratings will be instituted for those who do not pay/cooperate via Sperlonga Data & Analytics and by Equifax. Further services (yearly) to collect delinquencies subject to cost, review and approval by the Board.
- APMS will be sending dues invoices Jan 1 with opportunity to pay quarterly.
- Patrick will verify data base addresses as an aid for APMS invoicing process.

Treasurer's Report: MF Laurie MS Jean Approved by all.

ROADS REPORT

- Pot Holes: 190 potholes counted to date. Quotes/Estimates to be obtained, companies contacted for repairs in early 2017
- Morning Glory Turn blocked culvert pipe. Volunteer to inspect and dig-out Thursday Nov 17.
- Dyke Fire Department may be able to help with blocked culvert pipes, West Daffodil and Morning Glory Turn... board to contact.
- Work for 2017 being investigated and planned by Board's Road Committee so that quotes can be requested.
- Lake access signs and stop sign counts underway and near completion (before next meeting) so that they can be purchased and work scheduled for installation.
- Morning Glory Road was dug-up in one area by Water Company which needs to be properly fixed as is a public danger. Water Company informed... one letter already sent so more contact needed asap to correct this safety problem.

ARCHITECTURAL

- Suggested that all board members be on the Architectural Committee to share inspection due to the size of the community.
- Several unauthorized sheds built/placed on lots without. Letters sent and some have submitted plans/notified the Board.
- Gardenia Road Shed approved. MF: Laurie MS: Jean after response to letter and proper plans inspected.
- 209 Jonquil Fence approved by all after seeing plans. MF: Laurie, MS: Patrick.
- Trash Cans. Need to be away from the road unless there are really extreme situations and would suggest building a simple hide, setback from the road. Board to decide on case-by-case bases. See details in current Bylaws.
- Board members can login to the APMS portal to check on TLOA notification and all compliance updates.
- New house to be built on West Daffodil, plans sent to TLOA. Impact Fee check sent/collected. MF: Laurie MS: James , Motion approved by all.

LAKES & DAMS REPORT

- Beavers. 3 estimates. Best quote was by Mr. Marsh Licensed Trapper, \$10.00 a beaver. MF Laurie, MS Chad, Motion approved by all to hire Justin Marsh to trap the beavers in the creek below Lake 2.
- **Great news** - Lake 2 possible fix redesign by state engineer plan lowers the price \$400,000 (previously more than \$800,000). Also possible that Lake 3 repairs and Lake 2 fix can be combined for perhaps further discounts... to be researched further. Possible loan for this work depends on lowering the dues delinquency rate over the next year, which is well underway by APMS. Lakes and Dams committee along with APMS will continue to investigate financing/loan options.

WEBSITE REPORT

Link to resident portal on Contact Page of TLOA website.

BYLAWS & LEGAL REPORT

Ongoing unsatisfactory service from law firm Chadwick this year. Other law firms currently under review for 2017.

RESERVE STUDY

Required by State Law. TLOA community assets surveyed (Lakes, Roads, etc.) with a 50 Year Plan study for expected lifespan and replacement costs of assets to estimate correct dues, to cover future costs. Homeowners, TLOA board and new homeowners will know what expenses are likely the future and cost can be covered. Recommended this be done ASAP. Cost is approx. \$5000.

OLD BUSINESS

NEW BUSINESS

- Office of Secretary on the Board open.
- Seeking new members.
- Neighborhood Watch info presented from information submitted by Jean.

COMMTTEES

- Chad: Website, Roads , Architecture , Rules Newsletter
- Sue: Architectural, Roads,
- Jean. Bylaws, Fundraising, Door to Door, Architectural,
- James: Roads, Architectural
- Laurie: Bylaws, Newsletter, Lakes and Dams, Architectural,
- Patrick: Lakes and Dams, Fundraising, Architectural,

ADJOURN: 10.00 pm