

TLOA MEETING MIUTES: 11/20/17

PRESENT: Chad Denby, Laurie Jacobson, Sue Lance, Jean Weeks, Jane Garton, Bill Freels, James Hayslett and Andrea Konstant (APMS)

COMMITTEES:

ARCHITCTURAL: Chad Denby, Laurie Jacobson, Jane Garton, James Hayslett, Sue Lance

BUDGET: Chad Denby, Patrick Moctezuma, Bill Freels, Sue Lance

BYLAWS: Laurie Jacobson, Chad Denby, Jean Weeks, Patrick Moctezuma

FUNDRAISING: Jean Weeks, Patrick Moctezuma

LAKES and DAMS: Laurie Jacobson, Chad Denby, Bill Freels, Patrick Moctezuma

NEWSLETTER: Laurie Jacobson, Chad Denby, Bill Freels

ROADS: Chad Denby, Sue Lance, James Hayslett, Bill Freels

COMMUNITY REGULATIONS: Laurie Jacobson (Chairman), Chad Denby, Sue Lance, James Hayslett, Patrick Moctezuma

WEBSITE: Chad Denby

CALL TO ORDER: 7:00 pm

GUEST(S):

- Paige Stough
- Pamela Laird (interested in joining the Board)
- Michael Laird
- Philip Alcock, volunteer

APPROVAL OF PREVIOUS SEPTEMER MINUTES: No changes, Motion forward: Sue Lance and seconded by Jane Garton, Motion approved by all. Review of the annual minutes with noted changes. This will be approved at the next annual meeting in 2018.

TRASURER'S REPORT & APMS FINANCIAL REPORT:

1. SUNTRUST: \$ 9,028.12
2. ALLIANCE: \$142,454.94
3. RESERVE: \$ 80,359.85

Per Andrea's recommendation, we need to move approximately \$60K of money in Alliance (operating account) to the Reserve account to continue building those funds. Approved to pay Mundie for the work on the culverts. We need to start working on a 60-day time line now to collect delinquencies

instead of 90 days. In January we need to take a hard look at remaining delinquencies to get them reduced.

ROADS REPORT:

Replacing old signs with new is just about completed. We are placing signs on metal posts. Unfortunately, we have had some of the new signs stolen or torn down. Sue is to check bath house to see if we have any signs in there. Posts will be placed in cement to make it harder to pull out the posts. After Thanksgiving, we hope to do a 2nd round of replacing signs. Axel grease was suggested to put on posts, so they couldn't be pulled out!!!

Culverts need to be mapped out in the subdivision and checked for needed repair. They need to be cleaned out of any debris twice a year. An appropriate time for this is when the landscaping is done.

Concerning the white lines needed at the stop signs..... Sue and James to check out the process and obtain quotes.

Guard rail needed on W. Daffodil uphill from the new one last repaired and research area for any other additional areas needing a guard rail.

ARCHITECTURAL REPORT:

New house proposed on Goldenrod Rd. Property has been cleared but it was found that the culvert pipe put in was only 20 feet when a 25-foot pipe is required. JT Enterprises, the builder/owner, has not received ARB approval and there is no evidence of a building permit being granted. Some concerns were expressed regarding the septic system. Patrick said he will contact the health department.

Keith Shifflett has been approved for black shingles. It has been suggested the Rules Committee change the wording regarding color of shingles to apply to "new construction".

LAKES AND DAMS REPORT:

Everything is holding steady and if all goes well, we can complete lake by summer of 2018.

BUDGET COMMITTEE REPORT:

Patrick Moctezuma has been appointed Chairman of the Budget Committee. The 2018 Budget proposal prepared by Bill presented. Motion forward: Patrick Moctezuma and seconded by Bill Freels, motion approved by all.

It has been suggested that committees meet quarterly to review any issues or needed changes. Patrick to work on scope of meeting for January 2018.

COMMUNITY REGULATION REPORT:

We need more volunteers for the ride around inspections. More fines are now in process after warning letters have not been adhered to.

NEWSLETTER:

It is our intent to have the next newsletter go out in the Spring of 2018.

WEB SITE REPORT:

81 local views in October and we have doubled in view from last year. Hope this will continue. This is a useful source for homeowners to stay up to date on the activities, notices, etc.

BYLAWS/LEGAL/RULES REPORT:

December 13 is the next court date for the warrants-in-debt. Concerning the current suit against TLOA, our attorney has filed a response. It has been authorized for us to pay the attorney for her current statement of \$1,600.

Jane is 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.

OLD BUSINESS:

We hope to be able to meet again with Greg McGowan to discuss the bus stop issues.

Contract has been signed for snow removal which is to start after we have 4 inches of snow on the roads. We have an interest by ProTech to bid for next year's snow removal.

Election of officers has been postponed.

NEW BUSINESS:

There will be no December meeting due to the holidays.

Pam Laird has requested to become a member of the board. Motion forwarded by Laurie, seconded by Jane. All approved.

Additional news is that Andrea Konstant with APMS is moving on to a new position from APMS. She has done an excellent job for us and we hate to see her go but wish her well. We welcome Paige Stough who is Andrea's replacement.

ADJOURNED: 9:20 PM