

TRLA BOARD OF DIRECTORS GENERAL MEETING AGENDA
TCC RANCH HOUSE – 10 A.M.
MARCH 17, 2018

Call to Order: Meeting was called to order at 10:00 am.

Introduction/Announcements: Board Present: Steve Wills Steve Stephens Don Parry, Charlie Haverstick, Sharon Axtell
Present via phone: Linda Pedersen, Kevin Farmer
Landowners present: Barbara Stevens, Nancy Wills, Jim Zwerg, Rick Antosh, Tom Abbott

Approval of Minutes from February 17, 2018: Don made a motion to approve the minutes, Charlie seconded, approved

Treasurer's Report (Steve S.)

Expenses:

6110.01 Legal	\$ 529.93
Less returned fees	\$ 1,111.96
Outstanding Dues 2017-2018	\$16,384.11
Prior Years Outstanding	\$ 9,734.03
Total Dues Outstanding	\$26,118.14
Wells Fargo – Deposit	\$89,756.45
Wells Fargo – Checking	\$30,043.22
Wells Fargo- Reward Fund	\$ 1,523.91
Wells Fargo – Contingency Fund	
Ranch House	\$70,000.00
Emergency	\$41,931.76

Liens and Foreclosures Report (Linda):

TRLA Owns 4 lots as of 10.21.17. 051022M Cottonwood Loop, 020404C Sunflower Dr (\$7500) and 020415C (5.24.17) Buttonwood Drive and 082504M (10.25.17)

Foreclosure Process: 1

Lots Currently Liened Not with Lawyer: 13 (1 making payments and 1 bank owned)

Release of Lien In Process: 1

Liened Lots Paid in Full: 1

Roads Report (Don): It's been quiet, haven't had to plow snow. Chains have been taken off the Kubota. He will have Jack start to drag the side roads and will have Elvin start to clean the culvert openings.

Architectural/Maintenance Report (Steve W.): Everything is quiet. NO approvals this month.

Commons Report (Charley): Steve was talking about getting the bath house ready to open. The furnace in the bath house has been worked on and is up and running. Steve W talked with the Fire Chief (Andy) and as soon as there are a few wet days, he will burn the brush pile. Charlie is working on plans to move the porches out to 10 feet and will also work on the dollar amounts. There are still signs to be put up. There are extra street signs in the shed that Charlie would like to swap out with the current ones and work on the repairing and renewing them. Tom Abbott said that there was a no hunting no shooting sign next to him but the bottom of the post had rotted off. Jim Z. picked it up and brought it to the ranch house for work.

Communications Report (Sharon): Volunteers and Stitches' now have a drop down on the menu bar of the web site. This site will have information and dates of activities of the Volunteers and of the Stitches' group. Since Wayne has been ill, the posting of the open Board positions has not been posted.

Old Business:

1. Neighborhood Watch organization update: Nancy W. shared that there was a possible sighting of a person from a previous issue about two weeks ago. If seen call 911 immediately. There is a warrant for his arrest. Call the County Sheriff in which he was spotted. Jim Z. requested a photo, Nancy will send him one.

2. "No Hunting" sign plan update: Covered in Commons.
3. CC&R update committee discussion: Linda P. that they just need to put a few last things together, e.g.: Wording for those people who want to put animals on their land. They hope to have it all together before the annual meeting. Tom A. asked if they are going to address the part of the covenants, Article IV, Section I, Building Restrictions, was confusing for many. It has been rewritten by lawyers and will be part of the amendments being presented to landowners.
4. Code of Ethics for HOA Board members' discussion.: Linda had asked for feedback at the last meeting for any changes/corrections. This is the final draft. Hays said that it is not necessary to put this into the By-Laws (it would be a very tedious and time consuming project. This is a simple Board policy to be included in the Policy and Procedures. The Board would move to adopt this policy and every new member who are either appointed or brought on board, would have to sign it. Linda moved to adopt the Code of Ethics, Sharon seconded, approved. The adopted date will be put on the form. Don was the first to sign his form.
5. Sign replacement at the "Y" at cattle guard and the Burn pile.: Don has been waiting for the weather to change a bit. He will get with Charlie to find a sturdy post to put it on and a good location for placement.
6. Oso Internet Service update: Steve W shared that we are installed with this very fast service with lots of data. The link is the same, same password. This was a good deal for Timberlake South and the Association. The equipment is on the Snake room south side, on the fascia of the eave. Steve will call Hughes Net and cancel service and return the equipment requested.
7. Nominating Committee for Annual Meeting: There are three positions open. Steve W will rerun, Kevin F will not, and Don is not running. We are looking for nominees. Sharon will put up notices in the kiosks.
8. March Newsletter update. Everything turned into Sharon ad over to Nancy Ramm. Linda will get Volunteer info to Nancy R.

New Business: NONE

Landowner Input: Tom Abbott shared that from a personal standpoint, the Board is doing a good job, but as a suggestion when handling the land silent auctions, could they do it where the landowners could come in when opening the bids to eliminate any questions as to dates and auction bids? A discussion followed as to how this could be accomplished and the Board agreed to modify the procedures so that bids would be opened in a public forum; but we weren't clear on how or if we would share bid amounts. Linda concluded that we would run it by lawyer for final legal steps. Further discussion will follow, probably when we are ready to send out a new bid package

Don made a motion to adjourn, Steve S seconded, Approved at 10:50 AM