

TLOA MEETING MINUTES: 8/15/2017

PRESENT: Chad Denby, Laurie Jacobson, Sue Lance, Jean Weeks, Patrick Moctezuma, Jane Garton, Bill Freels, and Terry Weaver (APMS) (by phone)

COMMITTEES:

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

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

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

FUNDRAISING: Jean Weeks, Patrick Moctezuma

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

NEWSLETTER: Chad Denby, Laurie Jacobson, Bill Freels

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

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

WEBSITE: Chad Denby

CALL TO ORDER: 7:00 pm

GUEST(S):

- Philip Alcock, volunteer

APPROVAL OF PREVIOUS MINUTES

Motion Forward: Chad; Seconded: Sue, Motion Approved by all

TREASURER'S REPORT & APMS FINANCIAL REPORT

Sue Lance and Terry Weaver to send financial reports and change some line item names on general ledger

- SunTrust \$ 13,796.48
- Alliance \$124,812.05
- Reserve \$154,900.72

ROADS REPORT

- Brush cutting is now ongoing. They are starting with the areas where they will be doing the road paving first and then proceed along the roads accordingly.
- Chad has most of all the quotes for signs ranging from \$6K to \$15K. Bids for installation are \$3,900 Korman signs out of Richmond; \$1,900 from person who did original signs and waiting for bid from landscaper to install.
- Chad got bid from AC Fox regarding culvert repairs. Laurie getting bid for cleaning out debris. Chad suggested she get another bid. Need to do a check of all drainage pipes, map out locations. Maybe try a "gutter buddy".
- Paving will begin approximately September 7th.

ARCHITECTURAL REPORT

- New rules documents need review by board members. Patrick made a motion all rules be reviewed by all board members for their input. Approvals need to be done within the committee members. Members can request a change at any time. Patrick suggested that it be done quarterly.

BUDGET COMMITTEE REPORT

- The meeting with Robert Small from Alliance Bank regarding the possibilities of a loan for the dams did not go as hoped. Bottom line they want to see our debts to be not over \$150K and get the delinquent debts down. They would really like to see those delinquent debts to be no more than 90 days.
- Need to set down delinquent rules and formalized the sooner the better.
- Andrea said policy that assessments due on the 1st and assessed with a late charge after 30 days. After 3 months a lien will be filed. Warrants in debt issued for any amounts over \$2-3,000
- Discussion of future dues amount.

LAKES AND DAMS REPORT

- Beaver is still there. We will just wait it out and see what happens in the fall.
- Dam repairs pushed back until we qualify for loan. Bank okay with waiting and construction company will stand by their quote. In the meantime we will continue to monitor the conditions. Right now it has been stabilized. Both lakes can be slip lined if we don't have any more bad storms. We hope to try and be in a positions for Bander/Smith to start construction by spring, 2018.
- New rules document need review by board members.
- Patrick proposed we commit ourselves to try and form plan on debt to be ready to commit to Bander/Smith

NEWSLETTER

- Newsletter is being finalized.

- Use newsletter to show homeowners what it takes to run an HOA and the improvements that have been done.

WEBSITE REPORT

- No report

BYLAWS/LEGAL REPORT

- Andrea's scheduled court for the Warrants-in-Debt was very successful.

OLD BUSINESS

- Laurie spoke with Greg regarding the school bus stops but were unable to change the schedule at this time. We'll review again at a later date.

NEW BUSINESS

- Patrick's wife unable to proceed with organizing the community yard sale.
- We have formed a new committee, "Community Outreach" to touch base with new homeowners coming into the neighborhood. Jean Weeks and Jane Garton have volunteered to help on this.
- Patrick has been approved to buy a new speaker phone.

Jean made a motion to adjourn; seconded by Jane and approved by all.

ADJOURNED: 9:00 PM