

TLOA Meeting
November 24, 2015
Begin 7:45pm after 2015 Annual Meeting

Call to Order

Guests- Heidi Sikorski, Mr. & Mrs. Thomas, Phil Alcock

October Minutes- Everything looks fine. All in favor of approving the previous minutes.

Elections

- Can President vote? Yes, the president can vote. Our past practice is the President broke the tie. According to the Robert's Rules, since the president is a member of the HOA that person can vote at any time. We, as a board, can decide. We always had it that President broke the tie. Since we are a small board, every vote should count. So the President can vote to make or break a tie. If it's a tie, the motion carries. All agreed: President being able to vote at any time.
- President's responsibilities- Already in the bylaws. We reviewed bylaws. Just wanted to make sure President delegates to other Board members so as to prevent burn out.
- Nominations:

President	Sue Lance nominates:	Cliff Yager- ELECTED
	Jean Weeks nominates:	Laurie Jacobson (not interested after much discussion)
Vice-President	Chad Denby nominates:	Laurie Jacobson- ELECTED
Secretary	Laurie Jacobson nominates:	Anita Jwanouskos- ELECTED
Treasurer	Jean Weeks nominates:	Sue Lance- ELECTED

Committee Assignments

Roads- Cliff Yager, James Hayslett and Chad Denby

Architectural- Sue Lance and Anita Jwanouskos

Lakes and Dams- Laurie Jacobson and James Hayslett

Newsletter- Laurie Jacobson

Website- Chad Denby

Bylaws- Not a committee, but we will discuss as a Board when we bring up issues.

New Committees to Form:

Social Committee- welcome wagon, fund raising/event planning, etc.

Finance Committee- Discussion about what we could see this committee doing (working on past due dues, warrant in debts, getting address list up to date so statements will actually get to home owners, etc.). We will ask Barbara to join

us in January- tell us how many statements came back, how does she get past due dues, payment plans and how those work. Come up with questions ahead of time so she can research it and find out what we can do to improve things. Members on the Finance Committee- Sue Lance (Chair), Ashley Artale & Jean Weeks.

Treasury Report

Money Market	\$85,803.79
Lakes & Dams	\$33,295.35
Checking	\$ 513.24

Bills

REC	\$ 67.07 (lights on the boat ramp & bath house)
CenturyLink	\$ 64.10

Rental fee for TLOA office is \$165 a month.

Anita motions to pay the bills, Chad 2nd. All approved.

Roads

Snow Removal Contract renewed? Yes, Mikey's Trucking, same price. Also willing to offer a 5 year contract. Can we mention not blocking the cul-de-sac to them?

Brush-cutting Contract established? Yes, Michael. We have that contract done and will begin when the leaves are down.

Architectural

Greene County building inspector answered regarding inquiry about E Daffodil new construction-tarring basement wall before putting dirt back against wall – He said that he inspected it. It's on him now if not done properly.

Dandelion sign, new Phlox sign, and MG Turn vs. MG Road (county takes care of the street signs.) No speed limit signs on southern side of subdivision.

Lakes and Dams

Spill pipe on #2 an issue. Dan and Rob did another visit. Need a collar around spill pipe.

Grant money should be coming to us soon.

Correction for O & M certificate for #3 done.

Seeding on Dam 1 done. Looks great. Grass taking hold.

Got rid of the tree. And also log on Dam 2 was removed. Log was part of what caused problem with spill pipe.

Newsletter

Next newsletter timeline- late January/early February

Educate about being part of a HOA.

Suggestion- Going Green? We got better price by having more. We need to have people to know what is going on and this was the best way to assure that communication. Plus some people don't have access to electronic avenues.

Web Site

Bylaws/Lawyers

Patrick did some work. Let's focus on that next year.

Changing quorum language.

Status of Miller case? Money received? Our covenants does not mention interest on overdue monies. We got judgement on the Miller's in our favor. The lawyers said they would not collect the money owed. (2 major ?s for lawyer: Cherry Hill court case {what did they ever do with that paperwork & case?} and why they can't collect the judgement for the Miller case.)

Old Business

Start violation notices? Maybe start with trash cans? (fineable offense.) 1st thing that we have to do is let them know there is a violation. Huge task. Is notice in the newsletter the 1st notice? Actually signing the contract when they buy the property is the 1st notice. Burn barrell at rental property on Amicus and Morning Glory.

Consider Warrant In Debt to help us collect past due money- Discussed already. We will try this to see what happens.

New Business

Any financial questions to ask bookkeeper. Send those in to Cliff if you have any so Barbara can be ready to answer them.

Create a priority "Quarterly To-Do List."

Report/List of homeowners "ripe" for violations (Anita mentioned this at last meeting.)

Chadwick and Washington attorneys "online account status" is available. We should get access to this.

Process/responsibility for updating mailing list- Patrick might be able to help us out. If we had a HOA manager, then we would be able to have them do it.

3 foreclosures this week.

Earth moving machine parked on East Daffodil. Larry Lamb has it there. He's going to dig a new water line for that new house. Anita will call him. It's in a bad position right on the corner. Tough when you pas bus at same time.

December Meeting? December 15th. All in favor of having it.

Billing Statements- Looked great!

Sue made a motion to adjourn, Chad 2nd. All agreed. 9:30pm