

Homeowners meeting July 15th, 2024

Attendance via zoom: Kristin Holliday- (Board), Kent Woffinden(Board), Rich Wells(TPM) Carlos Carvajal(Board), Dale Larsson(Board)
Jed Andersen(Board) Loys Hamilton(Board) Homeowners laycee Roberts, Garth and Bonnie Bird, Erica Rodriquez, Iola Richardson,

Meeting from May meeting approved- Motion by Kristin and seconded by Carlos

Expenses

Capital expenses included 16,000 for concrete repair. One company did lifting of cement and another fixed several sections and two around the pavilion and and planters filled in with cement.

The cable ended in May and the last bill was paid in June 2024

The insurance bill was also paid during the month

Money was spent on the meal for the annual meeting also.

There were expenses paid for lot 1243 and collection costs

Additional items

Half of the settlement money was paid to the association and half paid to the Larsen Trust. A total of 30000.00 plus to each

Working with county on Taxes for lot 1243

Offers on lot 1243 Leona rescinded the offer she had made on the lot. It was decided that the best offer of the lot by Friday the 17th July 2024 and if a offer was not made by then that could be accepted then the lot would be listed by an agent. Anyone making an offer should know that they have to work with Leona and getting the two units built and must begin construction within eight months. There was an appraisal done on the lot and that came back at 95,000.00 dollars.

The work on the first fire is continuing with all the electrical work and dry wall done. In two month it could be occupied.

Open Forum. People were able to ask questions on line and then have a response. Erica Rodriquez asked if the board would be making the decision on lot 1243 and wanted to know why the lot was not sold to Leona. It was stated that the appraisal came in at 95,000 and the offer that was rescinded by Leona was for only 15,000.00 dollars. If it had been a better offer then it could have been sold to her.

Tree trimming. There would be two additional bids for the tree trimming. The best time to do it would be in September, October and a decision would be made as to which company would do the work There would also be also a correction of any scrubs that needed attention and a refreshing of the bark.

Erica Rodriquez ask when a working copy might be received on the association rewrite of the documents. The date of the end of August was given. Erica and Lacee Roberts wanted to know who had to approve the new documents. The majority of the home owners must approve. The documents will be in harmony with each other.

Signs need to be refreshed on the East entrance.

Talked about the speed bumps in the development. Install and remove Speed bumps.
Speeding has become a problem.

Executive Session

Talked about accounts in arrears. There are only a couple of accounts

Nomination for Officers. Carlos made a motion that the officers be kept the same as it was currently. Jed(President) Kristin(Vice President) Dale(Treasurer) and Kent(Secretary) This was seconded by Kent

There was a discussion on whether Jed had a conflict of interest in being president and also working for TPM. Jed will excuse himself for any votes taken about TPM in the future

Question about the towing company and towing fees. No tolerance at all. It was suggested that someone meet with the towing company.

There has been a problem with Facebook account. A lot of negative things are being said. Carlos suggested he would create a new page on his own for free that would help resolve this issue. Carlos made a motion to do this. It was seconded by Loys and the voting was unanimous.

Kent made a motion that meeting be closed. Seconded by Dale