

TROA Board Meeting
June 22, 2022

The Meeting was called to order by Elizabeth Lutes at 6.02pm.

Members in attendance were: Mark Blaskovich, Elizabeth Lutes, Tim Nichols, Dave Butler, Mike Crouchelli and Cathy Macklin.

Guests in attendance were: Del McDaniel, David Malanaphy, Peggy Treadwell, Brad Treadwell, Fred Lockard, Cindy Moore, Mike Dombrowski, Amber Smith and Ross Anderson, James and Lisa Brixey and Rick Hicks.

Agenda:

- Board of Directors
- Caretaker status
- Financial report
- Annual Meeting
- Ranch House alternatives

Board of Directors. Jim Tencza resigned from the Board and Elizabeth reached out to Brad Treadwell about helping with the roads and possibly being on the Board again. He agreed to both and a motion was made by Elizabeth with a second by Mike to add him to the Board and it was approved unanimously. Three terms are up for re-election in August- Tim, Mark and Brad.

Caretaker. Preston has resigned as Caretaker. He will be here until September 1st. Alternatives to the ranch house are being discussed.

Finance. In Finance, Mark presented the finance report. All dues are paid except 1 and a lien may need to be put on the property. The gas royalties are doing well. A \$3000.00 deposit has been made with Lucky 7 for road work to be done and the rest will be paid upon completion.

Annual Meeting. The Annual Meeting is set for August 6th at 11:00 with the BBQ afterward. Everyone can bring a side dish to share and something to cook on the grill for yourself. Notice to go to all homeowners around the first of July. A sign-up sheet will be posted at the office for the sides to avoid duplication.

Ranch House. Many options for the ranch house have been discussed at the last meeting. We cannot carve out a parcel of land for a tiny house as we will lose our tax-exempt status. It was suggested to bull doze the current house and build there, but that was deemed too expensive. It was suggested that improvements be made to the office and make a caretaker residence out of this. We would need to make some improvements with well, septic and some work on the inside, but this was deemed the best option. Dave suggested we hire a professional to come in and assess the house for this purpose. Mike is taking the lead on the work to be done. Discussion was also

held on how to finance the improvements to the office. Possibilities were use some savings we have for partial with a loan for the rest or a discussion with homeowners on whether they would rather raise dues or do a special assessment.

Other. Peggy Treadwell said that Tess Stransky put 2 pictures on the wall of the office and would like them back. This was approved. Preston has offered to work on an hourly contract basis this winter for snow plowing using ranch equipment. Hailey Redding requested permission to graze her horse in the lake area on a temporary basis. It was agreed that she could have Biff and Tess' old pasture with possibility of grazing in the lake area for a week at a time only if the pasture she uses is over grazed. No hot wire will be allowed. Brad was placed in charge of pasture management. Plans for the ranch house remodel and how to get funds will be presented to homeowners at the Annual Meeting.

The meeting was adjourned at 7:07 by Elizabeth.