

# **TROA Board of Directors Meeting Minutes**

## **September 15, 2022 at 6:00pm**

### **TROA Office & Zoom**

**Facilitator:** Elizabeth Lutes

**Note taker:** Cathy Macklin

**Board Members:** Elizabeth Lutes, Brad Treadwell, Dave Butler, Tim Nichols, Mike Crouchelli and Mark Blaskovich via Zoom.

**Attendees:** Loraine Sufficool, Cindy Moore, Josh and Claudia McDaniel, Steve Zwart, Lucy Bryson, Gary Macklin, Preston Goetzke and Marion Robinson via Zoom.

**Reading of Minutes from 8/29/22 meeting:** Elizabeth reviewed the Minutes from the previous meeting, including dumpsters and signs, road work, finance statement, options for ranch house/office and posting Minutes to TROA website.

**Agenda:** Ranch house repairs/Office remodel

Dave began by reviewing the estimate for repairing the ranch house. Dave and Brad went over the inspection report and offered suggestions for upgrading. Addressing Geoff and Cindy Moore's concerns about the ranch house, Brad contacted the inspector and asked if the ranch house was in eminent danger of collapsing. The inspector said he could not make that call and suggested that we hire a structural engineer to inspect it if that was a concern.

Brad reviewed the bid from 229 Construction and suggested items that may be eliminated to make good vs necessary repairs. Offering suggestions, the estimate was brought down to roughly \$30,000.00. Mike suggested that taking out some items made others harder to do.

Other solutions to providing living quarters:

- Lucy Bryson: Tiny house or trailer? Elizabeth replied they are against the covenants.
- Josh McDaniel: Will living arrangements influence caretaker prospect's decision? Per Preston, he just wanted to live in the log cabin.

Discussion was held again about outsourcing the plowing in the winter. It was decided at this time to keep the traditional model of an onsite caretaker and a vote take amongst Board members. The majority was in favor of keeping the traditional model of onsite caretaker.

Questions from Cindy Moore

- Will permits be needed: It was determined that permits were not needed as the work being done was repairs, replacement and upgrades.

- Do we proceed with ranch house or office project? A discussion was held with Board members and guests providing opinions and thoughts about each alternative
- It seems like she had more questions and concerns but I don't remember what they were

Elizabeth asked that a vote be taken and the decision was made to renovate the office for \$30,000.

Tim suggested that 30% contingency be added to cover any unforeseen expenses.

Loraine Sufficool asked: Could add extra space while remodel being done? It was determined to be too expensive at this time but a possibility in the future.

Lucy Bryson asked: Can we screen in the porch to add extra living space and put in storage on the porch? This was considered a good idea and will be looked in to.

**Lead on project:** Mike will be lead and Brad as well as others will work as a team to determine what items to leave in and what to possibly take out. Mike will do a further review of the scope of work to determine if the project can be done for the \$35,000 cap the Board set. Will try to have done by the end of next week.

**Financing:** Elizabeth and Mark will work on financing of project, whether loan, special assessment, using savings or combinations of above. They will try to have this done in a week.

The next Board meeting was set for September 26<sup>th</sup> at 6:00pm in the ranch office.

The meeting was adjourned at 7:35pm.