

TROA Board of Directors Meeting Minutes

10/03/2022

6:07

TROA Office

Facilitator: Dave Butler **Note taker:** Cathy Macklin

Board Members Brad Treadwell, Dave Butler, Mike Crouchelli, Tim Nichols, Cathy Macklin and Mark Blaskovich via Zoom.

Attendees Cindy Moore, James Thomas, Rick Hicks, Claudia and Josh McDaniel, Loraine Sufficool, David Malanaphy, Tom Lutes, Carrie Bachelder and via Zoom: Marion Robinson, Sherry and Gary Gurholt and James and Lisa Brixey.

Minutes

Agenda item: New Board member **Presenter:** Dave Butler

Discussion:

Dave opened as acting president. Tom Lutes was introduced as a possible Board member. He was asked if he was willing to serve on the Board and he said yes. Dave made a motion to make Tom a Board member, second by Brad.

Tom was asked if he would be willing to serve as President and he said yes. A motion was made by Brad with a second by Dave to vote Tom as President.

Decisions

Both motions approved by all.

Action items	Person responsible	Deadline
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Agenda item: Reading of previous meeting Minutes **Presenter:** Cathy Macklin

Discussion:

The Minutes from the September 15, 2022 meeting was reviewed.

Decisions

Minutes were approved.

Agenda item: Ranch Office Remodel

Presenter: Mike Crouchelli

Discussion:

Mike reviewed the changes he and Brad made to the estimate to get it down to roughly \$30,000.00 and what they were able to eliminate. They removed replacing the soffit and fascia, removing and replacing the metal roof, removing and replacing the sheathing and siding and removed replacing the concrete sidewalk. A budget cap of \$35,000.00 was placed on the project.

The Ranch house vs Office remodel was again discussed in detail to bring Tom up to date on where we were and how we got to this place.

Mark and Elizabeth worked on a plan for how to pay for the remodel and came up with 3 options.

- 1) Use the existing funds in the savings. Mark recommended keeping a year's worth of funds in the checking account to pay upcoming bills that will be due over the next 3 months.
- 2) Special Assessment. A special assessment can be made up to a total of \$10,000.00 divided among the homeowners. This would amount to about \$150.00 per improved lot. Anything over that would have to be put to a vote by all homeowners and approve by 2/3 of the owners.
- 3) Procure a loan. We would have to budget payments in to cover this.

Action items:

*Permits: do we need them

Brad and Dave

*Caretaker: traditional vs outsourcing

Dave and Brad

Preston has agreed to take care of this winter

James Bedford said he could assign a backhoe with a blade (leave on premises) and an operator to Timberdale

James Thomas and Rick Hicks will help when needed

Ranch house: check in to raising it up and putting a foundation underneath

Decisions

To sum up, Tom suggested we wait and see how the winter goes and in the mean time, get someone to look at raising the ranch house. We pay James and Rick to help with the plowing if needed. Mark will check on insurance and see what is covered and what needs to be done to get liability coverage for them.

Agenda item: Dogs and horses at large

Presenter: Dave

Action items: Horses

Permission to fence off area of meadow

Dave and Brad

Rescind permission and take down fencing

Letter to Erika Svor

Dave and Tom

Action item: Dogs

Dogs at large: animal control has been contacted

Brad, Preston and Rick Hicks

Separate letter sent with possibility of fines

Dave and Tom

Agenda item: Communications

Presenter: Brad

Brad sent an email to the Board only for private communications and it was somehow forwarded to Preston who then called Brad upset. Any communication sent to Board members only, whether through email or phone call is for Board members only and should not be forwarded or discussed with anyone else except Board members.

Other information:

An end of the year meeting will be decided upon for early to mid December and possibly a yearly newsletter.

The meeting was adjourned at 7:23.
