

Logistics for the upcoming TROA Annual Meeting were arranged.

The Brixey family was notified of a violation of covenants for non completion of construction and temporary housing longer than one year. Brixey responded that all exterior work will be completed and the primary residence occupied by 10/31/2023, which was approved. Anticipated detached garage construction will require a new plan for Board approval.

2023 Road Maintenance - Due to lack of contractor response and financial concern, Brad proposed a do it ourselves approach whereby we use our own equipment and a rental blade scraper this year and appraise its effectiveness. Potential savings would be \$8,000. Mike is going to contact two other possible contractors for bids before we agree to this approach.

Mark presented a detailed financial report, highlighting that our 2023 expenses will exceed revenues by \$10,000, due to high snow removal costs and related issues.

As we have opted to pay by the hour for ranch work instead of relying on a inhouse caretaker, we face short falls in the future without additional revenue source. Accordingly, the Board proposes a budget for fiscal year 2024 which will include a dues increase of 23% (\$750 total for developed properties). This preliminary budget will be presented at the annual meeting for approval.

We also explored options for leasing out our pasture space and renovating the ranch house for a possible tenant or caretaker. We did not arrive at a joint proposal regarding this difficult question due to concerns about renovation funding and methodology, Board manpower, quality of housing, and tenant management. This matter will continue to be an item of discussion going forward.

Recycling options were discussed including combining or eliminating one bin. The Board will contact TDL and share alternatives.