

# Annual Meeting

## Timberdale Ranch Owners Association

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### *Minutes*

**Location:** TROA Caretakers yard

**Date:** 08/8/2020

**Time:** 10:00 am

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### **Directors Present**

Mark Blaskovich, Tim Block, Lucy Bryson, Dave Butler, Mike Crouchelli, Elizabeth Lutes, Brad Treadwell

### **Guests Present**

Cathy and Gary Macklin, Josh & Claudia McDaniel, Jim & Jenni Tencza, Peggy Treadwell, LaRae Dotson, Simone Crouchelli, Gary and Sherry Gurholt, Debra Hendricks, Tom Lutes, Phil Bryson, Ron Bynum and Robin Linde, Jamie Enns, Tim and Pam Nichols, James Thomas, Del and Linda McDaniel, Leslyn Sisco, Travis and Ruth Thomas, Mark Podleski, David and Cathy Malanphy.

Elizabeth Lutes (acting President) greeted everyone and thanked them for coming to the TROA Annual Meeting. The Board officers then introduced themselves.

Elizabeth acknowledged that the last 12 months have been a challenging time in TROA and for the Board. We have spent long hours working on the updates to the governing documents and with regards to the lawsuit. The good news is that the Board received back 81 out of the 88 ballots sent out, indicating that as a community people cared enough to vote. Out of the 81 ballots, 75 of them were YES votes which shows a strong support for our new governing documents. Of those 75 YES votes, 19 of the properties have mortgages with lien holders. In order to follow the proper procedure, the Board has sent these lien holders the new governing documents with a ballot and they have 60 days to approve or disapprove. Of those 19, the board has already received confirmation from one bank which holds 3 of the mortgages. The other 16 lien holders have until September 22, 2020 to respond. Even without these 16 votes, the Board has enough YES votes to pass the new governing documents but we've chosen to wait until September 22, 2020 to have the accurate number of YES votes when we record.

#### 1. TROA lawsuit

- a. TROA is being sued by a homeowner for approving a structure in violation of the Covenants (CCR's)
- b. The process of updating the Covenants (CCR's) has slowed the activity of the lawsuit.
- c. The Board hopes that the lawsuit is settled before the end of the year since State Farm has decided to drop our coverage because of the lawsuit. It's unlikely the Board will be able to find a new insurance carrier while the lawsuit is pending. State Farm is required

- by law to continue to cover us with the pending lawsuit but after December 1 nothing else will be covered.
2. Financial Report given Mark Blaskovich
    - a. We've changed the fiscal year to October 1, 2020 – September 30, 2021
      - i. So far this year, we've collected approximately \$39,000 between dues and gas royalties.
      - ii. Our expenses have been approximately \$42,700 so far this year with an expected total expenditure of \$45,000.
        1. The tractor has been our biggest expense this year because we had to buy a new plow.
        2. We've spent approximately \$8,000 on legal fees for Tracy Cross to provide guidance on lawsuit and governing documents. This is money we won't get back when the lawsuit is settled.
        3. TROA has spent around \$3,000 on caretakers' cabin.
    - b. The new budget allows for \$39,000 income and \$34,000 expenses
    - c. TROA has approximately \$32,000 in checking and savings
    - d. The Board can assess up to \$10,000 in a budget year but we're trying very hard not to do this.
  3. Roads and Weeds Report given by Brad Treadwell
    - a. The only road work done so far this year is on Bobcat Lane to fix the large mud hole.
    - b. For the next budget cycle, we've allowed \$10,000 for road work
      - i. The plan is to do one stretch of road at a time in a given year.
    - c. Weed control has been focused in the horse meadows to deal with the Russian Knapweed.
    - d. Brad encouraged all homeowners present to slow down on all roads and especially Meadow Lane to control the dust problem.
  4. Fire Mitigation Report was given by Dave Butler who has taken over for Jamie Enns
    - a. The grant for this year was for \$32,000 from the state. This was applied to 8 private lots and the TROA common areas.
    - b. Dave will apply for a grant for next year but there's no guarantee we'll get it.
  5. Board Member elections
    - a. Both Elizabeth and Lucy's terms on the Board on over so we held an election to fill those two positions. Elizabeth asked if anyone was interested in running for a Board position. The answer was no. A vote was taken and Elizabeth and Lucy were voted back onto the board with a majority of yes votes.
  6. Budget Approval
    - a. Elizabeth asked if anyone present was opposed to the new proposed budget and the answer was no so the budget passed.
  7. A question was raised about the horse grazing fees
    - a. The fees are \$25/horse/year and are used to cover any horse related expenses but not weeds.
  8. The topic of the overuse of the dumpsters was raised. At this time, the Board has chosen not to add another dumpster and is looking at alternatives such as adding a cardboard recycling service. The main problem with the dumpsters is the unbroken cardboard boxes and construction debris that take up a lot of space. We've decided to try adding a sign on each of the dumpsters encouraging residents to use them properly. If this doesn't work, then adding another dumpster is an option. The annual cost for the dumpsters is set to go up at the contract renewal.

9. Jim Tenzca was recognized for all the hard work and endless hours of time he has contributed to TROA.
10. Annual meeting was adjourned at 10:55 am