

TCRHOA Annual Meeting – June 10, 2017

Official Minutes

Meeting started at 12:28pm

Debra quickly outlined today's agenda.

Robert read the minutes. Minutes were approved.

The three nominees for open board positions were approved. Board Officers are as follows:

Board meeting notes:

Carol Wright = Treasurer

Dick Douglas = VP

Robert Reynolds = Secretary

Jerry Quartararo = President

Meeting handed over to Jerry Quartararo:

- Budget review:
 - o Snow removal: just about a thousand over budget
 - o Weed control: saved a thousand on weed control due to a grant
 - o New budget approved with an increase in dues to \$185 per lot
 - o Other administrative costs when put together broke about even.
 - o Up to date and taken care of with IRS with regards to form 1120H.
 - \$4430 paid to IRS to get us up to date
 - o As of 5/31: \$19000+ in backup account. \$14000+ in operating account. Cash on hand \$34000+. One outstanding bill to pay for roadwork. \$7700 to be paid.
- Review of past year:
 - o Heaviest snowfall in many many years. Finding someone licensed and insured to take care of the plowing is a hard task. A plea to the membership to help find bidders to do this work. 24/7 is \$1200 each plow. One time they couldn't come up when we needed them.

- Road work and erosion we had. Many roads at the higher elevations suffered significant damage. Most have been repaired. Dick and Gary to get bids from other companies as Tollefson is too busy.

Open discussion:

- Tacoma Land liable for potential road construction flaws? Should we have an attorney look into this? Chances of getting any solution ten years later seems slim.
- Mike Q working with PUD to figure out what to do about exposed line. Assertion is that the repair should be shared. Mike will require in writing why they won't fix it if they say they won't.
- What happened with roads was bound to happen. We should dedicate more time and money to maintain the roads more robustly, including culvert inspections.
- Request to list the reserves in the budget.
- Web site: need to update with current information, financial statements, contact info.
- Observation that some properties need to be cleaned up. Bylaws should be reviewed as to what the specific rules are for removing things from other people's properties. Board should be explicit in having this conversation and propose a plan of action.

Reminder that no fireworks are allowed on TCR ever.

Meeting adjourned at 1:18pm