

## TCRHOA

### Annual meeting minutes June 2, 2012

The annual TCRHOA meeting was called to order on June 2, 2012 at 12:48 Pm by President Mike Quartararo and he welcomed all the folks that took time out of their schedules to attend.

A general report was given by Mike on the current status of the association and a special thanks was given to all board members for their great team effort in carrying out the duties of the board and without them success could not have been achieved.

Minutes for the meeting on June 4, 2011 were then read by trustee board member Bob Redman.

Final call was then made by Mike Quartararo for director nominations with an emphasis on the fact that we could use additional headcount and new faces on the board to insure the broadest input possible when making decisions affecting board matters. More people are needed in the association with board experience and a chosen few members cannot carry out board duties indefinitely. Requirements are that a board member be current on their dues and have email capability. Four members volunteered and their names were considered for nomination.

Road maintenance activities were reviewed for the prior year and statement made that in the 2011-2012 financial year the budget was overspent by over \$700 due to a very heavy snow fall and subsequent road damage. Even with the over expenditure not all road maintenance was completed. This year's maintenance projects have already been mapped out and we will begin in early June with the highest priority areas first. A general review of this year's scheduled projects was given and comments were solicited from the present members on any other road areas they felt were in need. Everyone was also advised that if additional needs were in order please feel free to contact Bob Strock who coordinates road maintenance or any other board member to advise of deficiency. It was also noted at this time that new speed limit signs were installed this past year as well as new entrance signs indicating private property and only owners or guests allowed access. Special thanks was given to Bob Strock who did a great job of coordinating road repair with the Okanogan County PUD who left several road areas at Twin Creeks in a deficient condition after they installed power up to Crawfish Lake.

Snow plowing was exceptionally light this year due to the mild winter but heavy runoff in the spring combined with cold temperatures and rain has caused many clogged ditches and culverts. Once again we were able to keep all roads open with the exception of upper Crawfish and Bear Skull. The board made the decision this last year to go back to one vendor for snow plowing but will insure we always have a back up to the best of our ability. Before the upcoming winter 2012-2013 we are planning to have a set average depth for snow plowing to commence and it will require a checks on both the upper

and lower roads during snowfall periods to determine plowing activity. There can be occurrences during the snow season where the upper roads due to elevation need plowing when the lower roads don't. Comments or suggestions were then solicited from the members regarding any questions they might have regarding snow plowing activities.

The Treasurer's Report was then reviewed by Mike and he once again emphasized our goal is to be completely transparent in all financial activity of the association and any member can view financial activities either through our web site or request a copy of activities through the Treasurer. We have moved in the past two years to posting financials quarterly rather than monthly based on our volume of business and feel this should be more than adequate for complete transparency of the association's financial activities. The association remains solvent and with a positive cash flow. This last year with the collection of a few past due assessments as well as current assessments we were over 100% of our budgeted goal for dues collection. Legal action is currently in process for several severely past due landowners and although it is not the desire of the association or board to foreclose on properties for collection of these debts we are rapidly approaching no other alternative. These particular members have never paid an assessment since the association was formed in 2006 and have never responded in any way to assessments, past due notices or letters sent to them for collection. There are currently liens on their properties and the next legal steps are ready to be scheduled. For the 95% of the landowners who pay their assessments there must be a fairness and equity regarding those who don't. Additionally the board must follow through with enforcement on dues collection per the bylaws and covenants to responsibly serve the association members. Cash on hand and general expenses for the past year were reviewed and we hope to be able to put 3-5K into our emergency road fund after the dues collection cycle this year. To date there is 15K in the emergency road fund. Thanks was also given at this time to Myra Haws who handles all web activities/ changes and she has done a great job in keeping the web current.

The proposed budget was then reviewed and it will be the same as last year with the exception that dues collection will increase with the addition of several more parcels as some association members have split up their land.

Weed spraying will hopefully be done before the end of June and Bob Wright will coordinate this function. We will be using Desert Solutions Pest Control as our vendor and MSDS sheets for chemicals used will be available on the TCRHOA website or by request from Bob Wright. A letter will also be mailed out to all association members advising of weed spraying activities.

Fire safety was reviewed and the fact that everyone needs to burn responsibly. DNR fire restrictions or bans must be followed at all times and insure there is always a perimeter around your fire. A water source must be available and never leave a fire unattended. Finally when you are done burning make

sure the fire is completely out. We have a beautiful part of the world up here at Twin Creeks and it would only take one uncontrolled burn to destroy it all.

A directors vote was then taken and a total of 33 lots voted either through mail in or presence at the meeting with a minimum of 42 lots needed to validate the vote. As explained to the members present that per the bylaws when this situation occurs the current board remains in office until such time as a special meeting can be held to vote again on election of board members. The current board has agreed to remain in office and President Mike Quartararo assigned 3 new trustees bringing the total board count now to seven. The current board was then announced and as listed below.

Mike Quartararo—President    Bob/Carole Wright—Secretary/Treasurer    Bob Strock—Trustee

Bob Redman—Trustee    Benny Miller—Trustee    Jay Larson—Trustee    Robert Reynolds—Trustee

The meeting was then adjourned at 2:15 PM

Bob Wright

Secretary/Treasurer