TCHA Board of Directors Meeting.....August 16, 2011

In Attendance:

Jake Greene
Ron Billingsley
Doreen Hutchins
Sharon Peterson
Dee Hall
Mark Herndon

The meeting was called to order at 5:30pm by Jake Greene, President. Minutes of the May 18, 2011 meeting were read and approved.

TREASURERS REPORT: was read and approved with a copy attached as part of the minutes. Discussion ensued about cost of placing and releasing liens for past due assessments. Letters will be sent to those neighbors with outstanding receivables with a notice that they will incur an additional expense for recording a lien on their property and any release of that lien in addition to what is currently owed. Under discussion were two foreclosures at 11 Calle Miramonte and 8 Avenida de la Paz. The treasurer, Sharon Peterson will check to make sure any accounts which are past due on those properties have been properly recorded.

ROAD REPORT: Jake Greene has talked with Jim Garland, who is in charge of the Spur Road Ranch Maintenance Committee. By-laws are currently being reviewed by our attorney Jim Hayes. Jim Garland is seeking liability insurance and board members to serve on the committee so that dues, maintenance and road upgrades can be determined. We may want to allocate monies from our budget for future expenses but will need more information from the committee prior to making any commitments. Rancho San Lucas wants to proceed with work on Spur Ranch Road and has asked that we move forward as soon as possible but, the board has decided not to volunteer any funds until we have solid estimates and guarantees on the road work, by-laws and a board in place.

Hutchins, TCHA, Hawkins Settlement: Hawkins filed a police report for trespass on his property by Jake Green. It is attached as a part of our minutes. We discussed what action, if any should be taken by the board as to remain in compliance with the agreement. An appraisal report was done, but not by a mutually acceptable appraiser, and therefore may be in violation of the settlement. We will seek legal advice.

OUTSTANDING DUES: Ron Billingsley brought to our attention that Sec 36 of our CC & R's state that the board may amend rules and regulations in order to collect fines and penalties. It was moved and approved that the cost of filing and removing liens shall be borne by the owner of the property against which the lien is filed. Jake Greene will compose a letter to those property owners who are in arrears. Dee Hall will check on 93 Avenida de la Paz, which is now vacant and in arrears to see if we can determine who is the current owner of record.

VOTING ELIGIBILITY: Page 3, Sec. 2a says that voting rights and use of the common area will be suspended if that property owner is not in good standing. This will also be included in the letter to those property owners in arrears.

ENFORCEMENT OF CC& R's: We have the responsibility to contact those people not in compliance. Dee Hall agreed that the architectural committee will do a plan for surveillance and enforcement by the next board meeting.

NEWSLETTERS, WEB SITE, BLOGS: We would like to develop a web site and blog in order to transmit news items an updates on our meetings. Mark Herndon will investigate costs.

The meeting was adjourned at 8:00pm with the next meeting scheduled for November 13, 2011 at the Eldorado Community Center.

Respectfully Submitted,

Dee Hall
Secretary