

TCHA Board of Directors Meeting.....Sept. 13, 2011

In Attendance

Jake Greene
Ron Billingsley
Sharon Peterson
Dee Hall
Irana and Roberto Veliz
Jim Garland and several members of Spur Ranch Road committee

The meeting was called to order at 5:30pm by Jake Greene, President. Minutes of the Aug. 16th meeting were read and approved.

TREASURERS REPORT: was read and approved.

SPUR RANCH ROAD REPORT: was given by Jim Garland. The articles of incorporation have been filed, the interim board has met and reviewed insurance and investigated the road treatments. They suggest that Road Packer Group apply Road Packer Plus to Spur Ranch Road up as far as the RR crossing. It has a long life expectancy (10 years) and heals itself when any cracks appear. Minimal maintenance is expected and it is easy to maintain. There is no warranty on the road and the committee has asked for a short warranty on workmanship. Cost estimates are less than were expected. Conventional road treatments, such as base coarse were estimated from \$150,000-\$300,000. The road packer treatment is estimated at \$42,400 to \$45,000 based on length of time the equipment is leased. Details will be attached once the committee has had their general meeting on Sept. 17th but the share requested from TCHA is expected to be \$15,800-\$17,000. The committee believes that this treatment will reduce maintenance for a long time and initially includes ripping up the existing road, labor and materials. Notice of the upcoming meeting is posted on our bulletin board as the work needs to commence by mid October.

It was moved and approved that we allocate \$15,800 to the Spur Ranch Association. It was also moved and approved that we make no payments until there is an entity established to receive those funds.

The Spur Ranch Road monies are left over from Spur Ranch Road and minor road repair and maintenance allocation from 2010 and 2011.

PROPOSED 2012 BUDGET was discussed. Interior road, Spur Ranch Association and minor road repairs will be separate line items. Attorney fees will be expensed at \$1000.

LIEN LETTERS: were drafted by Jake Greene. They were reviewed and approved and are included in the minutes as a separate attachments. It was moved and approved that we use the lien recording and release process on all past due monies. Jake will also draft a formal letter that will outline payment plans as an option. (re: article 4.7)

ENFORCEMENT of CC&R's and issues that repeatedly come up was discussed. Dee Hall noted that vehicles being parked outside rather than inside garages continues to be a problem. A report of the Architectural Committee's meeting on Sept. 10, 2011 is included as an attachment.

Hutchens, Hawkins and TCHA Settlement Agreement was discussed and concern centered around the appraisal requirement. The appraisal was not done by someone mutually acceptable to all parties. Dee Hall will contact John Hays (989-1434) for his advice and Jake will send a copy of the original Settlement Agreement to all Board Members for their review.

The next Board meeting will be Sept. 26, 2011 at 5:00 pm, at Ron Billingsley's home.

Meeting adjourned at 8:00pm.

Respectfully submitted,

Dee Hall
Secretary, TCHA