TCHA Board of Directors Meeting.....Sept. 26, 2011

In Attendance

Jake Greene
Ron Billingsley
Sharon Peterson
Ann Bitter
Lyn Parker
Dee Hall

The meeting was called to order at 5:30pm by Jake Green.

ROAD REPORT: Ron Billingsley updated us on Spur Ranch Association and the work which is due to begin Oct. 17th on Spur Ranch Road. Signs will be placed at the mail boxes stating that from Oct. 17th -20th. Traffic will be detoured through Eldorado.

2012 BUDGET: Sharon Peterson presented the board with the anticipated budget and we approved setting out some money for any attorney fees and continuing to set aside Spur Ranch maintenance monies. It was so moved and approved by the Board. The revised version will be attached as part of the minutes.

PROXIE VOTES: With reference to the Spur Ranch Road Association (SRRA) some of the board members will need to be elected every 2-4 years. The by-laws state that no member association shall have more than 40% of the votes. That means that TCHA currently has 35 votes. A homeowner in good standing may want to cast their own vote with the balance of votes being cast by the TCHA President. It was suggested that TCHA has your proxy unless given notification that as a member you wanted to vote yourself. The Board will take action at the next Board meeting.

HUTCHENS VS. HAWKINS AND TCHA SETTLEMENT: Dee Hall contacted John Hays, on or about Sept. 19, 2011, to see if we were in compliance with the settlement agreement since the appraisal which was recently done, was not done by a mutually acceptable appraiser. He said that we had a fiduciary responsibility to our members to see that the agreement was in compliance and wrote a letter to Hawkins asking for a copy of the appraisal. A copy of his letter is also attached dated Sept. 20, 2011. It is now our understanding that the appraiser selected was mutually agreed upon.

MINUTES: The minutes from 9-13-11 were read and approved.

Our next meeting is scheduled for Nov. 8 2011 at the Eldorado RR Room. The meetings for 2012 will be scheduled at that time.

The Annual TCHA Meeting is Jan 26, 2012, also at the Eldorado RR Room.

The meeting adjourned at 7:00pm.

Respectfully Submitted,

Dee Hall
TCHA Secretary