

# Tierra Colinas Homeowner's Association (TCHA)

## Minutes of Annual Meeting 24 Jan 2017

Attendees: Beth Prothro, Katherine Tvaronas, Sharon Peterson, Bob Peiffer, Ron Billingsly, Nick Jegert, Tim Leckbee, Leslie Bischoff, Ginny and Steve Smulka, Irania Veliz

Attendees by Proxy: P. Grivas, George Maguire, P. Ward, Sally Wingo, Star Blacker, Pamela Yellin

1. Minutes from November 20, 2016 Board Meeting read and approved
2. Treasurer's Report presented by Katherine Tvaronas and approved
3. Roads Report TCHA
  - a. TCHA pays ½ our assessment to Spur Ranch Road Association (SRRA); SRRA has requested an additional \$80.00 per property
  - b. Ron Billingsly's commitment to the roads is not indefinite; options would include hiring a professional or investing in a used tractor (approx. \$20k) and training an individual in its use. Regardless it is likely to require a dues increase (requiring a 66.7% approval) as well as changes in the covenants (requiring 75% approval).
4. Old Business
  - a. Guidelines Report
    - 1). Reviewed and suggestions solicited from the floor without response. Clarifying the covenants is an ongoing endeavor and members were invited to attend the Board meetings to participate
5. Enforcement Policy and Limitations
  - a. Legal counsel ( John Hays) advised that TCHA has no power to issue fines and contested issues should be settled by arbitration
6. New Business
  - a. Raising assessment fees will likely be a necessity and will require 75% approval
    - 1) Need for additional road funding
  - b. Request for Community Support

1) No nominations for new Board members from the floor

2). Current Board will finish out in FY 2017 a call was issued for residents to volunteer for the Board

3) Volunteers to host at least 2 social events (pot luck etc) over 2017 to enhance member relationships