

Annual TCHOA Meeting
January 28, 2014

There were 20 present including the Spur Ranch Road Association.

The minutes of the November 19, 2013 general board meeting were approved with correction.

Treasures Report: See attached.

Katherine explained the added expenses due to the HOA Act. Discussion ensued regarding the HOA Act.

Jake Greene moved that a committee of 5 people be formed to look at the covenants and connect them to the new HOA Act and make recommendations to the board. Motion seconded by Ann Bitters. Motion passed.

The committee will be: Jake Greene, Jerry Griffi, Ron Billingsly, Ann Bitters and Martha. This committee will also be responsible for preparing the TCHA records for scanning. Scanning the records will make them available to all HOA members.

SRRA: Jim Garland reported on the Spur Ranch Road activities: SRRA members are Al Webster, Mary Ann Shleker, Ron Billingsly (retired), and Bob Haltzer (absent).

The SRRA was formed in August 2010. At that time the road was in terrible condition and was having an impact on the sale of properties in the area. They have since looked into ways to improve the road and have made numerous improvements. Road Packer used a product in 2012 that had not been used before. It cost \$42,000.00 dollars. The prices was right, however the product failed and made the roads very slippery when wet. They redid the road but there was very little improvement. Road Packer now has a new product that works with alkaline dirt, which we have. There have been many delays since then. Road Packer says they will do right by us. They want to work on SRR when working on other roads in the area. It was recommended that we bide our time and do routine maintenance. Road Packer says work will probably be done in the spring when it warms up. There was talk of budget, SRR reserve money, additional maintenance, culverts, etc.

PODS: A letter was received from the attorney representing the property owner stating that covenants do not cover POD's as storage sheds. A recommendation was made that John Hayes, attorney, be used to settle this matter for the HOA.

BUDGET: A motion was made by Ann Bitters to accept the proposed budget. Seconded by Jerry Griffin. Motion passed.

A call was made for 2 volunteers to become new officers. Jerry Griffin volunteered.

Gen Smulka moved the meeting be adjourned. Seconded by Karen Harkin. Motion passed.

Respectfully submitted: Karen H. Harkin