

TCHA Board of Directors MeetingMay 18, 2011

In Attendance:

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

The meeting was called to order at 7:00pm by Jake Greene, President. Minutes of the March 16, 2011 meeting were read and unanimously approved.

TREASURERS REPORT: was read and also unanimously approved with a copy attached as part of the minutes.

ROADS: Ron Billingsley gave a summary report on our roads and Spur Ranch Road. Provided we have a little rain, the interior roads will be graded soon. Spur Ranch Road Maintenance Committee met at Rancho San Lucas in order to discuss and observe a road packer chemical additive which can be added to Spur Ranch Road for compaction and dust control. The committee observed several other roads on Rowe Mesa on which the additive was used. The chemical additive seems to be holding up well, especially with increased traffic and moisture. Soils are being analyzed on Spur Ranch Road in order to obtain a definitive bid, but estimates were in the \$44,000 range for one mile using the chemical additives vs. \$68,000 using base coarse. Several scenarios were discussed on division of costs per household. Copies of those options will be incorporated into our minutes but, will ultimately be determined by the Spur Ranch Road Maintenance Committee.

UPDATE OF HAWKINS SETTLEMENT: Status on the Hutchins vs. TCHA settlement was discussed. Jake Greene reported talking with John Hawkins about his offer to amend his settlement agreement. Hawkins proposed not be being required to sell his property at 1 Aveneda de la Paz and instead pay Hutchins and TCHOA \$5000 each. That proposal was rejected by TCHA and Hutchins. There seems to be no progress on finishing that property and no progress in an attempt to sell. Doreen Hutchins stated that since the original listing on the Hawkins property had not produced a sale within 18 months, Hawkins was to have an appraisal done by a mutually acceptable appraiser and was to market the property at the appraised value. Hawkins had the appraisal done, but has refused to share the value or to re-list the property. Jake Greene will construct a letter to Hawkins asking that he comply with the original settlement agreement. That letter will first be reviewed by board members and then sent via regular and certified mail to Hawkins. Doreen Hutchins will also contact her attorney for his advice on Hawkins non-compliance.

OUTSTANDING DUES: There was discussion concerning neighbors with outstanding dues. The county court fees have increased for filing and releasing of liens. It was moved that any costs incurred in filing or releasing liens be borne by the owners being assessed. After much discussion the amendment was tabled pending attorney review.

NEIGHBORHOOD NEWSLETTER: Board members also discussed a quarterly newsletter or internet blog and Mark Herndon will investigate.

Remaining board meetings shall be July 12, Sept. 13, and November 8 at 5:30 pm at the Eldorado Community Center.

Meeting was adjourned.

Respectfully submitted,

Dec Hall
TCHIA Secretary