

## TCRHOA Annual Meeting – June 23, 2018

### Official Minutes

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Meeting started at 12:30pm

Jerry outlined today's agenda.

Robert read the minutes. Minutes were approved.

Meeting handed over

- **Budget Review:**

Had a very good collection year. Collected 93% of dues billed.

Past dues collected: 109% of budget

Budgeted \$10k for road repair. Ended up paying \$18,565 for repairs.

Mike was able to convince PUD to pay \$4500 to repair road to deal with line.

Snow removal cost \$5k more than budgeted. It was a particularly bad season. We spent a little over \$12k. Budget was \$7.7k, based on historical averages.

No weed control last year, but done this year (in 2019 budget)

Liability insurance & Board insurance: \$2700 total for these policies

Total income \$31k. Spent \$35. Loss about \$4500 last year.

\$12k in savings, \$16k in operating account. No bills are currently due.

Collections: \$950 paid to collection agency. \$2500 due to us. \$1475 paid to us after collection agency share. Collections is effective and worth doing and this process will continue. Board is willing to work with people to make special payment arrangements if necessary. Talk to Carole Wright.

New budget: same as last year, except upping snow plowing budget by \$1000

Finding a licensed and insured vendor for road plowing is a challenge.

Now collecting on 152 lots vs 155 lots. Lots have been combined, which means the board can only collect on single lots, and combined lots become one.

- Review of past year:

Major repairs up on the Vista. PUD helped pay for it. Other major repairs done as well. All repairs are holding up well.

Four road sections need to be repaired this year.

Section on Wild Turkey

Culvert cleaned out in new section repaired last year

Crawfish Vista sections, with installation of new culvert

Bear Skull repairs

Some trees need to be trimmed, as they branches get heavy with snow in the winter and cause an obstruction to plowing. If you see candidate branches while up here, please let the board know so that these branches can be dealt with.

Reminder that association promises 3 things to best of ability

Road repair

Snow Removal

Weeds

- Open Discussion:

- Observation that 2 inches of snow is too little to plow.
- Worry that dead burned trees will eventually fall down across the road. Suggestion that we have a plan to deal with fallen trees. Liability questions. Board should discuss and figure this out.
- Please don't throw cut branches from low hanging trees in the ditches.
- Burn ban is on. No burning, even with a fire pit.
- Be mindful of the use of firearms where bullets may spark off of rocks.
- Question about building:
  - 200sq feet without a permit
  - Okanogan County is who you should talk to for permits for larger stuff.
- If you see roaming llamas, please call ( Elaine Todd 5095572277) instead of the cops.
- Any restrictions on puppy farms?

New board members as approved:

- Wes
- Debra
- Don
- Mike

Thanks to leaving board members for their work!

Information and contact info will be put on web site.

Meeting adjourned at 1:11 pm

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