

**Tall Pines HOA Meeting at TPCH**  
**Thursday, January 19, 2023 at 7PM**

Meeting called to order by Paula Morin @ 7.01 p.m.

Pledge of Allegiance was Observed

**President's Statement**

A statement was made by Paula Morin asking that homeowners not disrupt the meeting and wait until the allotted Homeowner Q&A portion of the meeting

**Roll Call of the TPCA Board of Directors:**

Present: Bill Martin, Bob Krobatsch, David Antkowiak, Donna Hoey, June Stanislaw, Lonnie Buresh, Mark Lennon and Paula Morin. Ameri-Tech HOA Rep. Andrew George was also in attendance.

Absent: None

**Proof of Notice:**

- Proof of notice was made by posting signage on the property as well as via email

**Secretary's Minutes:** (Presented by Paula Morin)

- Our Meeting of December 22, 2022 was cancelled in respect to the loss of our long-time board member with many years of service, Bud Johnson.
- Budget Meeting was held on Thursday, December 1, 2022 at 7pm at TPCH. This was a brief meeting. Budget was approved and the community was notified of our budget increase of \$5 for year of 2023-2024. Motion made by Mark Lennon to accept minutes as posted. Seconded Bill Martin. All in Favor unanimous.
- Paula Morin announced that the vacancy on the board is ready to be filled by Bud's daughter, our past-president, Dawn Horvath. Motion by Bob Krobatsch to nominate Dawn to fill Bud's vacancy. Seconded by Bill Martin, All in Favor, unanimous.

**Treasurer's Report:** (Presented by Bill Martin)

- Detailed treasurer's report was presented. Due to several unexpected expenses and increased prices, Bill explained that there was a deficit of \$17,721.30 in 2022. As noted at the Budget meeting, there was a small increase to the Tall Pines portion of the association dues of \$4.94 per home. *(Note: individual sub-associations may have increased their dues at a different rate due to their own expenses, and homeowners should consult with those association boards or property managers for questions on sub-association dues)*
- After questions by homeowners at the last meeting, research was done to determine the cost of the clubhouse. It was determined that after expenses and income, the cost to the association of maintaining the clubhouse breaks out to \$2.80 per month per home.

- Bill and Paula went to the bank holding the Tall Pines CD to renew from .02% to 4.06% for 13 months. Bill reported that \$14k in interest had been earned when this CD was converted. Motion made by Lonnie Buresh to move this \$14k earned in interest into the irrigation reserve fund since that was recently depleted due to extensive work required on the community irrigation system. This was seconded by Bill Martin. All in favor; unanimous.
- The board is looking at putting additional funds into CD's. A motion was made by Lonnie Buresh to investigate the rates for approximately \$200,000 in a ladder investment plan of 4 separate CDs on a rotating expiration schedule, if acceptable rates then the investment can be made, leaving enough monies in the money market to cover any emergency and 3 months of outgoing expenses. This motion was seconded by Bill Martin. All in favor; unanimous.
  - Resident, Chris, offered to assist Lonnie with the research on the CDs and they will connect after the meeting.

**Property Manager's Report:** (Presented by Andrew George)

- Improvements are needed for the guard shack which include siding and wiring. One repair bid was submitted for \$1200. This bid doesn't include window glass or electric to rewire outlet. It was noted the shingles should also be checked. Andrew will gather additional bids for the board to review.
- Improvements needed for the sidewalk at the front entrance to the club house. Bids will be gathered next week and presented at the next meeting.
- Annual Meeting envelopes are being labeled and mailed this week. Residents are reminded to return their proxy ASAP to Ameri-Tech in the envelope provided, or to send with a neighbor or board member to the annual meeting. Owner attendance at the meeting or returning your proxy is very important for the association to have the required quorum needed per Tall Pines by-laws. If quorum is not met, it is required that the meeting be rescheduled and it is costly for the association to send out a second mailing if a quorum isn't met (\$2.50 per home x 317 homes= \$792.50).
- Three board positions will be up for re-election in 2023. If homeowners are interested in filling a position on the board, they should return the Letter of Intent with their proxy to Ameri-Tech.
- Fraudulent activity was reported on the Tall Pines Reserve account over the holiday period. This was caught by the accountant and monies were refunded in total.

**Agenda:**

- **Front Entrance Improvements:**
  - Bill Martin has been researching the improvements to the front entrance.
  - He presented an overview of ideas and his difficulty in obtaining bids for work.
  - He has obtained 3 bids ranging from 6k-16k, and is awaiting a 4<sup>th</sup> bid and will present the bids at the next meeting.

- **Clubhouse Rental / Rules and Regulations:**

- The existing Rules and Regulations can be found on the website under the Documents Section. Additionally, there is a rental form and a pricing sheet located in the same section.
- Discussion was held to discuss whether there should be changes to our policy to rent to the public or non-residents for parties, weddings, etc. After considerable debate regarding liability, risk and potential damage to the association property, it was agreed by the board to leave the existing document and rules as is, with the exception of adjusting language to allow surrounding River Ridge communities to rent for their HOA meetings, which generates income with a low risk to the association.
- Paula reminded the board that the pricing structure has been increased however the pricing document on the website has not been changed. Andrew stated he can make the appropriate changes to that document.
- Motion made by June Stanislaw that the board make no changes to Clubhouse Rental Regulations, except to add verbiage allowing surrounding communities to rent either the large or small ballroom for HOA meetings. Seconded by Bill Martin. All in Favor Unanimous.

- **Men's Club Updates:**

- The Tall Pines Men's Club provides the majority of open invitation events/parties held in the clubhouse. Their membership has dwindled over the past few years. The Men's Club will be holding a free Breakfast to encourage membership. For more information on this, residents may reach out to Bob Krosbatsch or Jerry Jaskierny.
- The Superbowl Party will be held on Sunday, February 12<sup>th</sup>
- The annual Doo-Wop Party will be held on Saturday, February 18<sup>th</sup>

- **Garage Sale:**

- The Tall Pines Community Garage Sale will be held on March 25, 2023 from 8am-2pm. The HOA will only be responsible to hang signage related to the event. Interested residents are responsible for their own sales.

- **Annual Meeting:**

- **IMPORTANT NOTE:** At this board meeting it was announced that the annual meeting would be held on Thursday, February 23, 2023 at 7pm at TPCH. However the packet was mailed out with the date of February 16<sup>th</sup>, so the **Annual Meeting will be held on Thursday, February 16<sup>th</sup>.**
- During the Annual Meeting, the floor is open to Homeowners for discussion as this is a member meeting rather than a board of director's meeting. An Organizational and Board of Directors meeting will immediately follow the Annual Meeting.

**Homeowner Statements:**

- The following topics were discussed:
  - The use of the library by the group of women who meet to create mats for homeless.
  - The golf cart owned by the association, condition of the battery and what its future usage will consist of.
  - Status was requested on the bid submitted by Valleywood HOA to have some landscaping done on common property (2 more bids are required)
  - Men's club drive to increase membership
  - It was reported that the light for the Clubhouse flagpole is not lit, Andrew will request it be repaired.

**Motion to Adjourn.**

- Motion to adjourn was made by Bill Martin, seconded by Lonnie Buresh, All in Favor, unanimous. Meeting was adjourned at 8.45 p.m.