

TKPOA Annual Meeting July 20, 2024

Tater Knob Pavilion

The meeting was called to order by Jim Faber and quorum confirmed with 16 **voting** members present.

Cindi Price made motion to amend the 2023 minutes ([see annual Meeting Docs](#)). The approval of amended minutes for annual meeting 2023 passed.

New members for the 22-23 year were introduced including: Jim and Barbie Bankston

Treasurers report

Cindi Price reported that the Association cash and money market funds totaling \$120,799 as of 5-31-2024 (prior year \$99,314)

Water testing Steve Price reported **2024 testing was performed and negative for any major issues**

Old Business

Jim Faber discussed the road repairs that were done in 2023. These are completed. Of note they were not invoiced until 2024 and this is reflected in the budget.

Beach repairs – once again the beach was replenished with lake sand and leveled which is something that is easy to do in the winter with the lake level being down and something that TKPOA will continue to do on an annual basis to help preserve the beach.

Water system upgrades - this conversation carried over from the 2022 and 2023 annual meetings as it is an ongoing and large project that will ultimately require full replacement of the current water system for the community. Many of our members have spent many hours helping with this. Jim Faber and Rob Reiche are taking the lead with the primary goal to have each house have an external water meter and shutoff to help with water system leaks and supply. There is a water line mapping tool that is required for tracing the lines and Jim Faber is seeking the best price for this expense. The project is on-going.

New Business

1. **Fiber internet** – much work has been done researching this. It now appears Frontier is installing fiber in the next 2 years - Whitney Abbate has had some communication with Frontier and will try and get a more defined timeline.
2. **Road impact fee/ deposit** - this is an extension of on the on-going discussion of our road repairs. Similar to many other communities who have road impact fee associated with major construction/ build projects it was decided to implement something similar for TKPOA. A motion was made by Cindi Price and amended by Jim Faber that this will be researched including several members who offered to provide the board with other communities “impact fee” policies and then this information will be vetted by the board and a fair/ consistent road

impact fee or deposit will be added to the TKPOA bylaws. This motion was unanimously passed by the members.

3. **HOA management** Ongoing from 2023 – after much research an option for a HOA management company was proposed - Sentry Management Co. The cost will be \$300 extra per year per house. Steve Price made a motion to implement this management company for a 1 year trial and to adjust membership fees to cover the cost. The motion was passed unanimously by the members. The 2024-25 Dues will be \$1550 per house, \$775 per lot, \$212 per Dock, \$15 per canoe rack
4. **2023-2024 Proposed Budget** - Cindi Price presented the proposed budget and this was approved by the membership

Election of Directors

Vote for Board Members

The following Board Members were up for reelection:

Cindi Price, Rob Reiche, Ralph Small

Continuing their term:

Jim Faber, Bill Adams Jr., Whitney Abbate

Additionally Barry Leasure was proposed to fill open Board position. member at large.

All were unanimously approved by the membership.

The recommended slate of officers elected by the board is:

President Jim Faber

VP Rob Reiche

Treasurer Barry Leasure

Secretary Bill Adams Jr.

At-large members: Ralph Small, Whitney Abbate, Cindi Price,

The meeting was adjourned at 11:51 am