

Tater Knob Property Owners Association

Annual Meeting

2007 Agenda

Call to Order	Jim Faber
Invocation	Ervin Shaw
New member introductions and quorum assessment	Carol Rogers Smith
Treasurers Report	Jim Faber
Audit Report	Jim Doolittle <i>Faber -</i>
Water Quality Results	Jim Bruce
Old Business	Jim Faber

*Shawn April or  
May when  
Lynn turned  
over to you*

Water Tank Project Phase I

Road Improvements

New Business	Jim Faber
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Water Tank Project Phase II

Backup Generator

Open Discussion Items

Election of Directors	Carol Rogers Smith
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Those to be elected for a 2 year term:

Jim Faber, Jim Bruce, Gloria Larsen, \_\_\_\_\_

Recommended State of Officers to be elected by Board:

President Jim Faber

Vice Pres Mike Ray

Secretary Carol Rogers Smith

Treasurer Gloria Larson

At Large Members: Ralph Small, Jim Bruce, \_\_\_\_\_

Minutes of Annual Meeting of Tater Knob Property Owners July 21<sup>st</sup>, 2007

The annual meeting of the Tater Knob Property Owners Association was called to order by President Jim Faber at 10:00 am. The invocation was given by Clark Smith. Members present were Carol and Bill Adams, Jim and Joanne Bruce, Jim Faber, Neil Greiser, Henry and Donna Knaust, Jim and Gloria Larson, Lou and Libby Lindsey, Sheri Ragsdale, Mike and Diane Ray, Melba Rilott and Fred Brockway, Philip Rogers, Cheryl Ruderman, Tricia Self, Ralph and Bonnie Jean Small, Clark and Carol Smith, Web Stearn and Andy Rankow and Eva Topfl. Signatures were on file for ten property owners. The secretary determined that there was a quorum.

Jim Faber announced that Lynn Doolittle resigned in May and thanked her for her long and faithful service. Jim Faber served as treasurer since May. Jim Faber audited what Lynn had done and Gloria audited what Jim has done. There was an official auditor's report by Jim and Gloria that all accounts balanced and that records were in good order.

The proposed budget was presented by Jim Faber. The Board proposes installing a replacement water tank for the B&C system in November. Road improvements are planned to be done. Adjacent road owners in other subdivisions will pay a share of the cost (approximately \$400 per lot). Melba Rilott moved that the proposed budget be adopted. Bill Adams seconded it. It was unanimously approved.

? top of TK?  
King & Dean ?

The water quality report was given by Jim Bruce. Both systems passed their inspections. The water tank project for the first system is complete. The tank is plastic and has a new building protecting it. The system can be flushed. A motion to approve the installation of a new system by Jim Larson, seconded by Philip Rogers passed unanimously. The consideration of a generator for B&C well was discussed. Power outages have caused the wells to be out of service for several days, most recently in May. Two houses would not benefit because of their location. We have one quote. Melba Rilott moved that we proceed, that the Board obtain another quote and decide how to fill this need. Motion was seconded by Carol Adams. It passed unanimously.

Under new business Jim Faber and Bill Adams reported on the progress of their house construction. The Faber house is complete; their previous house has been decommissioned and will be replaced by a garage in the winter. The Adams house has a Certificate of Occupancy. They will be removing rock from their site this winter when there are few people here. The removal will take four to six weeks and will occur in December, January and February for several hours each day. Bill feels that the rock is secure. There will be damage to the road and potential damage to the water system that crosses the road that will need to be repaired.

Carol Adams reported on the work of Friends of Lake Glenville (FLG). The intervention with FERC is ongoing. The major issue is relicensing. FLG is also fighting against recreational development on the lake when the developers actually have no homes or few homes on the lake.

Libby Lindsey was elected as a director for a two year term to fill the term of Lynn Doolittle. The slate of directors presented, Gloria Larson, Jim Faber and Jim Bruce, were elected for two year terms. The proposed officers to be elected by the Board are:

Jim Faber, President

Mike Ray, Vice President

Carol Rogers Smith, Secretary

Gloria Larson, Treasurer

The meeting was adjourned at 11:40 am.

Respectfully submitted,

Carol Rogers Smith, Secretary

## TATER KNOB PROPOSED BUDGET 2007-2008

Total income from  
dues & docks: **\$23,250**

(33 houses at 630 = 20790  
4 lots at 365 = 1460  
10 docks at 100 = 1000  
23,250)

*Assessment @ 300 = 9,900  
150 600*

	Actual expenses 2006-2007	Budget 2007-2008
1. Beach Maintenance	184.00	750.00
2. Beautification	2550.00	2500.00
3. Donation	460.00	400.00
4. Insurance	1572.00	1600.00
5. Legal & Professional	175.00	500.00
6. Office expenses	87.00	100.00
7. Road Maintenance	6.00	2000.00
8. Security	3600.00	3600.00
9. Taxes	463.00	475.00
10. Water system	4156.00	4500.00
Water Tank	11361.00	16000.00
11. CD contribution	6200.00	6200.00
<b>TOTAL:</b>	<b>30,814.00</b>	<b>38,625.00</b>

*300 assessment = 1000*

*1500  
6000  

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7500  
+ 23  

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3000*

### Special Projects Fund (CD)

CD Balance	36,169.00
Contribution	6,200.00
Water Tank	(16,000.00)
Available Funds	26,369.00

*+ 1200 - road extension  
+ generator*