**Minutes of Annual HOA Annual Meeting held January 21, 2025**

The Annual Meeting was moved to 22 Stallion Way due to the church not being open as reserved. As a result, the meeting was somewhat delayed and called to order at 7:51 P.M. 18 lot owners were present in total per the roster. There were also 31 proxies provided and certified. A quorum was established such that we could proceed with the meeting and all associated HOA business.

Board members in attendance were Curtis Harreld-President, Roland Giener-Vice President, Patti Bowman-Secretary, Beverly Elko-Treasurer, Lisa Harreld-Board Member, Renata Rosander-Board Member, Phyllis Argyros-Board Member

Proof of Notice of Meeting was discussed and established.

Approval of 2024 Annual Meeting Minutes: The 2024 meeting minutes were approved unanimously by all in attendance.

Report of Officers and Committees:

Treasurer Beverly Elko discussed all TCHOA Expenses for the previous year and the budget for the current year. Handouts to all members included 2024 income/expenses and the 2025 budget. 2024 expenses were under budget, but the $445 Assessment for 2025 is unchanged from 2024 due to some additional anticipated increases in services such as landscaping and insurance.

We still have 39 unpaid assessments. Late notices will be sent out the beginning of February.

Renata Rosander reported on the 2024 activities for all common area grounds and maintenance. This included new 2024 contracts for landscaping and pest control, resulting in a much-improved common grounds health and appearance. Renata and the board also clearly communicated to all members that services are being competitively quoted so that we can get good service at a reasonable price.

Lisa Harreld reported on Architectural Review Committee (ARC) activity and highlighted the importance of notifying the ARC of any property improvements and getting the improvements approved with the appropriate paperwork. Lisa thanked everyone for following the protocol. Handouts of the Arc Property improvement forms (Letter of Intent/Application for Changes) were available for any residents that could use them. Lisa reported that 17 residents submitted ARC forms in 2024.

Election of Directors: The 7 Existing Board members were nominated to continue serving for 2025. All board members were approved unanimously.

Unfinished business: none

New Business: No issues or any complaints were voiced

The meeting was adjourned at 8:29 p.m.