**Minutes of Annual HOA Annual Meeting held January 16, 2024**

Meeting was called to order at 7:30 P.M. 23 lot owners were present in total per the roster. There were

also 32 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 2023 Annual Meeting Minutes: The 2023 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 2023 income/expenses and 2024 budget. The rationale for the $10 assessment increase was discussed as well.

Renata Rosander reported on the 2023 activities for all common area grounds and maintenance. This

included new 2023 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. 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 residents have been compliant with the ARC rules indicated by the number of forms submitted. It was also briefly discussed that any new generator installations going forward would require that any associated propane tanks be buried and not just covered from view.

Election of Directors: The 7 Existing Board members were nominated to continue serving for 2024.

All board members were approved unanimously.

Unfinished business: none

New Business: No issues or any complaints were voiced

The meeting was adjourned at 8:19 p.m.