

# **TEPOA ANNUAL MEETING**

Meeting called to order January 5, 2005 at 7:55 pm at Ravensway Subdivision Club House. Quorum was confirmed with 7 board members and 67 homeowners. Prior minutes were read. Motion to approve by Bob Dow, seconded by Ed Reid. Motion passed.

## **OLD BUSINESS**

Bob Dow inquired as to why the management company was still under contract when he believed they had resigned at the last meeting. Bill Watts stated that the new board would review the contract. Cheryl Kirchgessner stated that to accept the resignation of the management company required either 51% of the homeowners or a majority of the board. Ed Reid made comments. Brett Basford, president-elect affirmed that the new board would review the contract and make recommendations. Kathy Ross stated that she thought that the by-laws stated that the people in attendance tonight could vote.

## **TREASURERS REPORT:**

Read and approved

## **LAKE**

Ron Koen stated that ducks were being butchered

## **LEGAL**

C. Kirchgessner stated that we have been unable to reinstate TEPOA without a name change. Michelle Murray added that we are open to legal liability because of it. The board and management company are investigating.

## **TIMBERGRAM**

M. Murray stated that the Timbergram will go out two weeks before a meeting. She said she hopes to begin sending it by email to save money and time, but will not use email addresses for any other purposes.

## **SECURITY**

Charles Neff said that he had no report other than that he needed help with security.

President Bill Watts installed Brett Basford as the new President. Brett thanked the exiting board members, Bill Watts, Cheryl Kirchgessner, Ron Koen, and Jane Plumlee. He stated that the board duties had been restructured as follows:

Chairman – Brett Basford  
Vice Chairman/Legal – George Franklin  
Lake and Architecture Review – Jeff Gunn  
Treasurer – Bob Dow  
Security – Charles Neff  
Communications – Michelle Murray  
Secretary – Debra Brannon

### **NEW BUSINESS**

M. Seureau asked what to do with the extra money we have. B. Basford stated that we would table that item until the next meeting. K. Ross asked where the management company representative was. A. Vindett asked about TEPOA not being in good standing to file liens. K. Ross asked who will be best to fix the problem. Brett stated that the board would be finding that out before the next meeting. S. Harmon asked if we could reserve Millsap Elementary for the next meeting so that those who could not climb stairs could attend. Bobbie Neff offered to check into it. Billy Blanton asked for guidelines to move out the management company. B. Neff recommended investigating adding a patrolman in the neighborhood during high traffic. Lance Sigmund asked for a 24 hour response patrol. C. Neff will get a proposal together. Budget Committee Report was read. John Laney moved we strike the management company fees from the budget. Seconded by E. Reid. Motion passed. J. Laney withdrew his motion. K. Ross moved we allow a 60 day grace period to pay the management company while the new board investigated the management company and then meet again to approve further funding of the management company if necessary. Seconded by Ann Pavalock. Motion passed. E. Reid moved we file suit against the current board members – motion not seconded. Sue Wisecarver stated that it was wrong for the board to hire the management company. B. Basford said that he needed to gather the facts. He will show the board's new roles and responsibilities. K. Ross moved that we accept the budget with the modifications. J. Laney seconded. Motion passed. M. Seureau asked questions regarding the board being able to take away a home for past due maintenance fees. B. Basford stated that the board would not take away someone's home for past due maintenance fees.

Bob Dow moved we adjourn at 9:22 pm. Motion seconded and passed.