



Board Meeting Minutes
Clubhouse
October 30, 2023
7:00 PM

Call to Order: Bill Will called the meeting to order at 7:02 PM.

Quorum Established: Bill Will, Paul Ballmann, Chris Davis & Gregory Ogorek were present. Kem Sprawls was absent. Renae Foster from TCB Property Management was also in attendance.

Approval of Minutes:

There are no minutes available for February 6, 2023.

Paul Ballmann made a motion to approve the July 25, 2023 minutes as presented. Greg Ogorek seconded the motion, and the motion was passed unanimously by voice vote.

Association Members Comments/Questions:

Larry Fitzgerald asked where the February 6 meeting minutes are? Chris Davis reported that it was before TCB, and he had taken meeting minutes by hand, which were lost. Renae will check to see what we need to do about that.

Cathy Madigan asked if anyone was working on the Toys for Tots and blankets for seniors. Cathy stated that Erik has done a fantastic job of getting golfers out on the course. However, the course is getting worn out, and we do not have the money in the proposed budget to keep the course maintained. She also asked that the Board consider putting the dues back to \$1,400 and add to the golf course capital expenditures.

Rob Pollon asked what the \$26,000 for maintenance of the ponds and waterways is for, as they do not appear to look any better. He suggests we look into getting the machines that will pick up the debris.

Reports of Officers:

• **Presidents Report:**

- Employee Update: Bill Will has had several owners ask questions about the employees on the Golf Course. The Board does not want to micromanage the part time employees, as that is Erik's job.
- Nomination Committee: Bill stated that the nomination committee has been set, and we will have the meeting this coming Saturday.
- Secure Storage for BOD Items & Keys: Bill reported that we now have a cabin in the

- office to securely store laptops, documents, computers, keys, etc.
- Annual Meeting & Election of Board Members: We currently have four candidate forms turned in. Several homeowners who are present intend to run as well.
- By-Laws and Documents Update: Bill stated that we are still working on the ByLaws and Documents updates. Once it is completed and merged, it will be sent out to everyone for review and voting.
- Lawsuit Update: Bill Will stated that the paperwork that was sent out is public record.
- **Vice Presidents Report:** No report.
- **Treasurer's Report:** Gregory Ogorek reported the following:
 - **Bank Account Balances:** We ended September with account balances: HOA Operating \$77,949, HOA Reserve \$21,165, GC Operating \$985, and GC Sales Tax \$207.
 - **Financial Reports:** (SEE EXHIBIT A) Greg reviewed the financial reports.
 - **Proposed 2024 Budget:** Greg reviewed the 2024 proposed budget and answered questions from the members present.

Greg Ogorek made a motion to approve the 2024 proposed HOA and GC budgets as mailed and presented. Bill Will seconded the motion, and the motion was passed unanimously by voice vote.

- **Secretary's Report:** No report.
- **Director's Report:** No report.

ARC Committee: No report.

Old Business: None at this time.

New Business: None at this time.

Adjourn: With no further business to discuss Bill Will adjourned the meeting at 8:14 PM.