

**Tall Tree POA Monthly Board Meeting
November 12, 2024**

Members Present: Richard Dearing, President; Dominic Crescimanno, Vice President; Cindy Clouse, Treasurer; Dori Weir, Secretary; Jeanise Mulcahy

Absent: David Sutherland (proxy given to Dominic Crescimanno)

Guests: Steve & Sue Zempke, Tom & Donna Dorman, Rory Cherry, Jill & Rob McGee, Jean Dearing, Michael Weir, Rick Bachmeyer, Ed Claypool, Jane Fullmer, Chris Glenz, Haley English Acting Property Manager

The meeting was called to order by Richard at 5:30 pm and quorum was declared.

Richard announced that Michael Tuscano resigned from the board effective immediately.

The job posting for Property Manager to replace Jessica Swatsell, who resigned last month, has been posted and resumes are being reviewed. Job notice was posted on ZipRecruiter, several local group FaceBook pages and Next Door. Selected applicants will first have a phone interview and then proceed to in person interviews if the committee recommends. Dori and Jeanise will conduct the phone interviews.

Project updates:

Rumple Strip: Richard informed the board one rumple strip has been placed in TT North and it does appear to be helping. Under consideration is to place one on Cypress Creek Dr. just past the clubhouse.

North Emergency Egress: Chris Glenz (ACC) stated the lot they thought would be an option is not. She does believe they have a second option.

Marina: Dominic and Chris are looking into the feasibility of building a marina for property owners.

Other projects that have been mentioned previously include Picnic tables (Richard), a dog park (Cyndee), expansion of parking at Tennis/Pickel Ball Courts. All projects will be researched by names in parentheses and be reviewed (at a future date) by the board for feasibility. Cyndee displayed and described a new project update form that could be used to track projects.

Several tech updates were mentioned as being explored in 2025 and included outsourcing payroll and modernizing dues assessment and payment.

Treasurer Report:

Cyndee gave an update on balances and asked for patience as the new board transitions and are working on hiring a new property manager. She thanked Michael Weir for his help in updating QuickBooks. She will be providing more detailed reports.

The current balances for the three CDs are \$100,000.00; \$16,148.22; \$21,077.48 totaling \$137,010.70.

The four savings accounts are \$53,841.98; \$37,326.69; \$137,393.43; \$1,064.67 totaling \$229,626.77.

The checking account balance is \$91,964.56. Available petty cash is \$81.00.

ACC Update:

Chris & Rory reported \$1,288 in permit fees have been collected for October.

Chris reported that there is a major erosion problem around the tennis court that needs to be addressed before it damages the court. Member Ed Claypool agreed to speak with Thomas and see if they can produce a solution.

Chris stated that two fines for fire violations during the Fire Ban were issued. After discussion, Dominic made a motion that there would be a \$200 fine assessed for burning during a fire ban. If not paid within 30 days, the fine will increase to \$500, and then increase to \$1000 if not paid after 60 days. If the same owner violates the fire ban again within the fine period, there will be another fine assessed. Motion was seconded and approved unanimously.

Chris also stated that there continue to be issues with contractors bringing in trailers with more rock than was agreed to in the permit. The ACC will be watching for violations, and the permit fee is \$25 per every 2 pallets even if brought in one trailer.

Settlement Requests:

Prop ID 2788 S5-4 – Both owners have been deceased since 2004 and 2018. The back dues owed total \$11,312.31. Their heirs have sent a letter to TTPOA stating they were not aware of the property; do not want the property and will not be paying any of the past dues owed. A current Tall Tree Property owner, who is in good standing, has been in conversation with the heirs and the heirs are willing to give the property to the current property owner. The current property owner has requested a settlement of \$1,000 for back dues and then they will remain current moving forward.

Dominic made a motion to counteroffer settling the back dues for \$3,000. Dori seconded the motion, and it passed unanimously. Acting property manager Haley English will contact the interested party with the offer.

Currently there are 33 lots owned by 29 deceased property owners that have back dues owed.

A settlement request has been made by one person, who is a current TT property owner in good standing, to purchase the last four lots owned by TTPOA. They are Property IDs 4663 N1-34; ID 452 N3-21; ID 1145 B3-26; ID 11327 N3-108. He is offering the current market value for each property totaling \$3,690. Dori made a motion to accept the offer for the sale of the four lots, Cyndee seconded the motion and the vote was unanimous.

Richard made a motion to adjourn the meeting, Dominic seconded the motion, and the vote was unanimous. Meeting adjourned at 6:24pm.

Respectfully submitted,
Dori Weir
Board Secretary