

Minutes, TEOA Board Meeting

December 16, 2021, TCC Card Room

In attendance: President, Rhett Eleazer; Senior VP, Melody Martin; VP, Sean Wagner; Treasurer Larry Wade; Secretary Linda Hall, Chair of ARC, Sandy Wade; Deb Fell, Secretary-Elect

President Rhett Eleazer called the meeting to order at 6:00 pm.

Treasurer: Larry Wade briefly summarized the 2021 budget which was detailed in the annual meeting in November. Details of his report can be found in last month's financial emails.

He stated that the budget for 2022 is the same as he presented in the Nov. meeting. The assessment will remain at \$200 annually for 2022. This budget will allow enough money to operate with a little extra for emergencies. Linda motioned that the budget be adopted; Rhett seconded the motion; the motion passed.

Larry trained Treasurer-Elect Amie Toohey to make the transition smoother and offered to continue to help her next year if she needs assistance.

ARC: Larry Wade motioned that Sandy Wade continue as Chair of the ARC; Mel seconded; and all approved.

Anyone interested in serving on the ARC should contact Sandy Wade or any board member. To serve on the ARC, one should have experience and knowledge in building or landscaping and be willing to dedicate many hours in this capacity. The ARC welcomes applications.

Following up on an issue which continues to surface, Sandy provided research on solar panels for our neighborhood. She provided a package to the board which she says is only a starting point. She stated that a new concept, solar skin, does have promise because it is less obtrusive and matches current roofs. Sandy will outline the info for distribution and comments soon. She recommended the new board continue with this research, gather input from residents and determine what changes, if any, need to be made to our documents remembering that we have a responsibility to safeguard our homeowners' properties.

Secretary: Linda Hall transferred a box of binders, papers, flash drive, etc to Secretary-Elect Deb Fell during the meeting. This box contained all the materials Linda inherited and included instructions on how to perform the secretary's job. Linda stated that she is available if Deb needs assistance.

The board discussed that hard copies of all homeowner's original building files are currently stored in filing cabinets in the Remicks' house. The 2022 new board will address this issue and determine whether these file should be digitized. It was noted that having a hard copy was much easier to refer to than a digitized copy especially when looking at a house plan and that sometimes these stored files were the only info available for second or third time owners of a home.

The meeting adjourned at 6:45.

Respectfully submitted,

Linda Hall