

Minutes, TEOA Board Meeting, December 3, 2020  
6 pm, TCC Card Room

In attendance for the BOD: President, Barbara Remick, Sr. VP, Fred Stokes, VP, Henry Kelly, Treasurer, Larry Wade, Secretary, Linda Hall

Resident in Attendance: President Elect, Rhett Eleazer

**President's Report, Barbara Remick** – The meeting was called to order at 6 pm. Barbara and Tom put up the TEOA Christmas decorations. The bows were purchased in 2018 are still in good shape and look nice. These decorations will be removed by and stored with Melody Martin, new board member beginning in 2021.

Barbara reminded those remaining on the BOD to provide minutes, upcoming meeting dates and a copy of the ARC Report each month to Michael Kletter for uploading to the website.

Current signature authorities with USP will be retained for 2021; Rhett will take care of any additions in January.

Home sales in the TEOA area continue to hold their market value. One recent home sold very quickly at \$26,000 over asking price. Realtors tell us this is a direct result of the condition of our sub-division – the neighborhood looks good.

Barbara called on board members for their reports.

**Sr. VP Report: Fred Stokes** - Fred reported that the Water Links road issues were fixed the day after our annual meeting. The irrigation back-flow valves have been inspected for 2020. The bill for this work will be sent directly to Larry. Fred recommended that we purchase a bench for residents to use while walking. The cost would be \$1000 through Amazon. The board approved. He will try to have the bench installed before the end of the year with its bill being sent to Larry for inclusion in the 2020 budget.

**VP Report: Henry Kelly** - Henry discussed the importance of all residents following our TEOA Documents. He noted the election is over and any political flags still out should be removed. It was also noted, per Board policy, there should not be any contractors working in the Estates after 5 pm on Saturday until

7 am on Monday morning. Barbara stated a resident has apprised the TEOA of a non-compliance issue. She will take care of notifying the owner in writing. The new Board will continue to follow the long-standing policy of keeping the identity of anyone who brings an issue to the Board confidential.

**Treasurer Report: Larry Wade** – Having received no responses from the annual meeting concerning the 2021 budget, Fred moved we approve the budget, and Barbara seconded the motion. All approved. Larry discussed the agreement between our association and Lookout Pointes Subdivision where \$50 is paid to the TEOA for each built lot. It was determined that the current legal agreement was working well with 67 lots currently occupied. Larry recommended that in 2021, we bill for the exact number of occupied lots; Barbara moved and Henry seconded. All approved. Henry thanked Larry for doing an excellent job with the budget.

**ARC Report to Directors:** The ARC will meet this Saturday, December 5. The committee members and our consulting architect will evaluate the plans for a new home at 151 Water Links Drive; a punch-list will be completed on the new home nearing completion at 143 Water Links, as well as the Greiner Home at 440 Lake Estate. Several other resident submissions will be evaluated and projects inspected on Saturday.

**President's Closing Remarks:** Barbara stated that she and Rhett will be meeting later month to transfer all appropriate materials to President-Elect, Eleazer. Barbara thanked the board for all their help and support during her presidency.

Henry presented Barbara with a beautiful painting -- a bluebird nest with eggs. The piece was painted by Deb Henry in appreciation for Barb's dedication, work and commitment to the neighborhood during her nine years on the Board.

With no further business, the meeting adjourned at 6:42 pm.

Respectfully submitted,

Linda Hall, Secretary