

TPRA

Board Meeting Minutes

06/21/2021 – via Zoom and digitally recorded.

Attendance: Eric Witzak- President, Connie Nicoletti - Secretary, Barb Spencer- Board Member at Large, Kevin Spencer -Board Member at Large, Ron Hawkins - Board Member at Large.

Board members not present, Ray Lyons- VP, and Jennie Himes- Treasurer.

1. Business

Lien Late Fees – Motion to charge a onetime \$25.00 late fee per lot on late dues. m/s/c (Authority - Covenants in paragraph 15)

Voting Rights – Motion to cancel voters rights for those who are not current on their dues at the time of the vote. m/s/c (Authority- BYLAWS, Article V, Section 2)

Discussion – List lots that are late on the website. This idea was unanimously agreed and should be implemented as soon as we are able to.

Discussion – regarding the tax filing status. Connie stated she would call CPA to get more information regarding why we are not filing a HOA tax return.

2. Old Business

Clarification of last board meeting regarding summer road maintenance. The discussion in May was in addition to the \$10K earmarked for summer road maintenance for Maverik to do, to add \$7K expenditure for snow fencing. The discussion was to clarify whether Maverik was able to reduce the rate or amount of work to keep us in line with the original summer road budget, He was unable to justify the reduction due to the expense of just getting the equipment to the ranch. The projected Budget is still \$10k for grading and improvements to Maverik and to purchase and install 1500 ft of fencing for \$7k to help with the drifting issues in the worst areas of the ranch with the reasoning it would reduce the continual drifting of snow on certain sections of the roads and reducing the amount of time spent plowing.

Discussion – Expanding Grazing area. We have not heard back from Ray regarding a rancher's interest in grazing additional areas of TPRA. We need to get/purchase a solar pump and get water to that area. Ron offered his well up on lot 160 if needed. The board certainly does want to expand the grazing areas to expand the road maintenance budget, but at this time of the year and due to lack of funds, the discussion will be tabled until the board meeting in early spring or late winter, around February 2022.

TPRA

Meeting Minutes, 06/21/201 – via Zoom and digitally recorded.

Page 2

Lien Release of Lot – Waiting for notarization and deliver to County. Kevin will deliver paperwork to Eric and Eric will get the notarization and deliver to county today.

Lien documents – Kevin has written a 1st Delinquency Notice and 2nd Delinquency letter (to be issued 30 days later) with the instruction of the Lawyer, then if no response the Association can place a lien on the property. Kevin will have to get with Jennie to get a list of delinquencies and statements of accounts. He is hopeful the first wave of notices will go out by the end of June. Eric will ask the lawyer about the registration of the association with DORA is required.

3. Upcoming Meetings

Next Annual Membership Meeting - June 11, 2022 – 2pm. At the American Legion.

Next Board Meeting. August 30th – 8 am MST via Zoom.

Meeting Adjourned 8:48 MST.