

03/26/2023 2pm via zoom – TPRA Board meeting

Board Members in attendance

Kevin Spencer (P), Barb Spencer(AT), Connie Nicoletti (S), (and Board Members at Large) Brandi Licious, Julian Christian, Ron Hawkins-(via Telephone)

Members not in attendance – Ray Lyons (VP), Jennie Himes (T)

Meeting Started 202pm MST

Vote on table discussed via email. RE: Lots 58-62 – delinquency in Dues

Summary-Offer was made from the Law Firm representing the owners of Lots 58-62 to start paying \$100 per lot starting 2024 and moving forward until the lots were no longer in the family, TPRA be required to release the lien. Requiring the Board to against the written Declaration and By-Laws of the association. The offer also stated this was their final offer. If the offer is not accepted, the letter stated the case would be taken to a jury trial. A vote yes, would be to accept the offer, a no vote would not accept the offer and continue to move forward with the issue. M/S/Opposed- 6 no votes.

The counter offer Discussed to present to the TPRA Attorney being starting 2023 pay \$250 per lot and start abiding by the association's bylaws and declarations as all members are, and the association will remove all liens, and all legal fees incurred by either party are withdrawn from any litigation or reimbursement. M/S/C by 6 votes – Summary - yes to change legal counsel and registered agent to new law firm specializing in HOA (something the association will have to do as the current lawyer is retiring), to the Helmer Law Firm and send them a \$5000.00 retainer and discuss and draft up the offer stated above.

The 2023 budget was discussed as follows.

\$70,000 road budget, Delinquent \$ collected will be used toward road base, reserve \$30k for winter, \$6666.00 for blower payment, \$5000 for legal council (leaving \$2400 more if needed). M/S/C with 6 yes votes..

Discussion and update regarding the 5 year road plan by Kevin. Summary and map to be published on the website.

Treasurer Report - Barb will be adding her name to the Bank and it was reminded that at the board meeting when the board voted her in as Assistant Treasurer that we agreed to remove Ray's name as the second signer. It was also discussed that Jennie Himes expressed that she no longer had time for the association and would no longer be voting and that her signature should be removed from the bank and we needed a second signer on the TPRA account. Julian (Board Member at Large) stated he could do it. The Motion is to remove Jennie and Ray as signer and add Julian as a signer, thus making Barb the Treasurer and there would not be an Assistant Treasurer. M/S/C – 6 yes votes.

Meeting Adjourned at 2:56pm MST.

Submitted respectfully – Connie Nicoletti, Secretary, TPRA