

TORA Board Meeting Minutes – 12.16.2021

- i. Meeting called to order at 7:00pm
 - a. Board members in Attendance: David Echsner, Scott Bibeau, George Maddox, Terry Lanham, Mike Wilson, & Gary Ostberg
 - b. Attending online: Board members Mike O’Neill
 - c. Attendance sheet collected – Mike Kaufman, Brian Anderson, Scott Carnes
- ii. Previous meeting minutes approved via email and confirmed at meeting – David
- iii. Front Entrance – Board requesting for feedback on material, color, and design
 - a. Board members in attendance provided their input - stone/brick combination (brick wall and stone columns). All walls matching
- iv. Financials – George
 - a. November balance - \$133,965.39
 - b. 2 outstanding HOA dues. 1 lien filed from 2021, 1 that has carried over from 2019
 - c. Need to set dues for 2022
 - d. Question asked if developer pays dues on undeveloped lots owned – License builders and the Developer do not pay dues.
 - e. 1 special assessment payment outstanding/not paid
 - f. Terry made motion to approve financials. Gary seconded. All voted in favor.
- v. Complaints – David
 - a. Zero complaints since last meeting
- vi. Block Watch & Basketball Court Signs
 - a. Completed signs were presented.
 - b. Scott Carnes and Brian Anderson volunteered to install the signs, once the signs are installed at Basketball courts the rims will be put up.
- vii. Lawn and Landscaping Contract Update
 - a. Red Arrow contact price locked in for 2022.
 - b. Mike O’Neil will be taking over duties as the main contact for Red Arrow.
- viii. Christmas Decorations
 - a. Sara and Craig did an outstanding job leading the project. Also coordinated electrical repairs (\$1225)
 - b. All board members voted in favor for paying for electrical repair costs
- ix. TORA Directional Signs
 - a. Unreadable and in bad shape, most cracking and will require sandblasting and repainting. Approx cost is \$2000 to repair
 - b. Gary made motion to remove all directional signs with street names, leaving Exit signs. Terry seconded. All voted in favor
 - c. Brian Anderson volunteered to handle remove directional signs.
- x. White Oak Drive Construction update
 - a. Kenny reached out to David for opinions from the board on pool and basketball court construction request. The Board discussed potential issues with lighting and noise from basketball court late into the evening. As long as the proposed plan meets Kenny’s approval including TORA restrictions, and City and County requirements.

- b. Brian Anderson asked the question why Kenny is still approving construction projects. Response: The TORA restrictions require Developer approval.
 - c. Discussed plans to have 3rd party company in charge of approving projects. Mike W. will contact possible vendors and what services they provide.
- xi. Welcoming Committee Update – Mike W
 - a. Welcome Letter updated to include Facebook Community Page and Club information. Mike will forward updated packet information to TORA Board members.
 - b. 6 new members welcomed, and contact information provided to George.
 - c. 5 outstanding neighbors in the process of being welcomed, will be completed ASAP and contact information will be provided to George
 - d. Mike W paying for welcoming basket items out of pocket. Will submit receipts to George for reimbursement. Average cost of \$5 per basket
- xii. 2022 Budget Updates
 - a. Red Arrow contract not increasing for 2022. Should not require HOA dues to increase.
 - b. Proposal was made by Mike Kaufman to add security to back entrance and include as part of Front Entrance project. Will require electricity and will need to determine cost.
 - c. Will table discussion for next meeting and decide on 2022 budget
- xiii. Neighborhood Lights
 - a. Gary made motion to replace lights with decorative lights that will be purchased, installed and maintained by the city. This will save TORA approx. \$3,800 per light for replacing them with ones similar to what we have currently.
 - b. Board decided to table discussion and make decision during next meeting.
- xiv. Cookies with Santa
 - a. December 12, 2021. Big thank you to the Activity Committee for putting on a nice activity for the subdivision. We had 40-50 attendees. Total cost: \$301
- xv. Meeting Adjourned
 - a. Gary motioned to adjourn. Terry seconded. Meeting adjourned at 8:17PM
 - b. Closed session for board to begin.