

TORA Board Meeting Minutes – 6.27.2022

TORA Board meeting

1. Meeting called to order at 1902
 - a. Board members in Attendance: David Echsner, Scott Bibeau, Mike O'Neill, Mike Wilson, Brian Anderson, Brian Sanders, Terry Lanham & Gary Ostberg
 - i. Minutes approved by all, from previous meeting.
 - b. Resident attendee's: (3)
2. Complaints: (1) was resolved
3. Financials – Scott B.
 - a. Running balance of: ~\$158, 287.00.
 - i. Notable expenditures approved:
 1. Neighborhood trash can's
 2. Club House 4th of July contribution
 3. Water Bill
 - b. Recommendation by Scott, to transfer \$20K from ample working balance, to Special Projects funds (front entrance) acct.
 - i. **Motion made by Gary; 2nd by Terry. All voted in-agreement.**
 - c. Unpaid Dues: (6) total. *Was previously extended to 17 June deadline, with courtesy notifications provided to all.*
 - i. (3 of 6) extended to month (June-end), due to extenuating circumstances.
 - ii. **Remaining (3) late without reason and will have HOA lien and/or fee's placed on property, per previous meeting.**
 - iii. **Motion made by Mike O; 2nd by Brian S. All voted in-agreement.**
4. Other topics of discussion:
 - **Neighborhood Trash Can purchase/replacement: (3) cans throughout neighborhood are in-need of replacement.**
 - a. New cans ordered, to be rec'd in next couple weeks.
 - b. Anticipate and approved add'l costs expenditures (NTE \$300.00) for installation accessories.
 - i. **All voted in-agreement.**
 - **Neighborhood light poles:**
 - a. Assessment by Mike O of neighborhood street lights, resulted in (2) light poles, determined to need immediate replacement.
 - b. Mike recommended to board; the purchase of (2) lights, in-conjunction with developer (Kenny).
 - i. Approx. cost of replacements (only) anticipated at ~\$1300.00/light pole.
 1. Board allocation of \$3K, to allow for taxes, etc...
 - ii. **Motion made by Mike O for approval of (2) lights; 2nd by Gary. All voted in-agreement.**
 - **Bridge lighting:**
 - a. Dave purchased breaker for entrance bridge, to support repair of bridge lights, which were previously in-operable.
 - b. Bulbs still on-hand in inventory, to support repair of all bridge lights

- **Neighborhood Watch signs:**
 - a. Mike O to get signs from Mr. Josh Cole
 - b. Mike O and board members to coordinate installation of signs
 - c. Anticipate and approved add'l costs expenditures (NTE \$300.00) for installation accessories.
 - **3rd party vendor, to assist with future neighborhood plans approval.**
 - a. Discussion tabled due to no resolution, as various courses of action were discussed, to make resident plan approval, more efficient in-future.
 - i. *More discussion to follow*
 - **Discussion of Online neighborhood roster listing, to achieve current resident data-base.**
 - a. Various courses of action discussed:
 - i. Some board members don't feel electronic / online portal-type tool, would be most effective for overall neighborhood resident's use.
 - ii. Discussed a hard-copy (paper) formatted roster be updated and distributed.
 - iii. Discussed option of assembling a team, represented by all sections, to go door-to-door, to gain updates for roster.
 - iv. *Final resolution not achieved and more discussions to follow*
 - **Front Entrance updated status: provided by Scott Carnes**
 - a. Scott provided status updates and recommended next-steps, as follows:
 - i. Down-select process has yielded (2) final design options for entrance and estate walls, that will move forward
 - ii. Scott to procure material samples (brick, stone, etc...), in coming weeks for TORA/resident review and selection.
 - 1. Anticipate scheduling TORA meeting(s) in August timeframe, to display to residents, material options and renderings of design options.
 - 2. Upon selection of materials, etc... rough cost estimates, etc... can be developed for budgeting purposes
 - iii. TORA secure services of Reace Construction, for the following services:
 - 1. Development of design plans for entrance (and estate walls)
 - 2. Development of plan renderings, etc... (for which TORA can distribute to residents for review and approvals)
 - 3. Vetting and selection recommendations of contractors, for project execution
 - 4. Management & vendor/project oversight (project mgmt.) of project execution (start to completion).
 - 5. Cost of securing Reace Construction, to support above services=\$4500.00
 - iv. **A motion was made by Gary O to authorize the \$4500.00 to Reace Construction (on a "when needed" basis); 2nd by Brian A. All voted in-agreement.**
5. Meeting Adjourned at 2013
- a. **Motion to close: Scott B; 2nd Terry L. All voted in-agreement.**
6. Board members went to "closed session," for updates on the on-going litigation process.