

TCRHOA Annual Meeting – June 25, 2016

Meeting called to order at 12:32pm amidst the collection of ballots. Debra started the meeting, announcing she is President, taking over for Mike due to his ongoing family obligations.

Robert read the minutes from 2015.

Mike then began the financial report:

- Mike reiterated that he asked Debra to take over for him due to his family health issues.
- Mike said he'd finish out the year at that time. He is leaving the board after today.
- Budget review:
 - Same budget this year as previous year. 97.9% collection rate of dues.
 - Last dues raise was six years ago. Doesn't mean that they will stay that way forever.
 - Association management: on budget
 - Road maintenance: huge overrun from previous year of \$4k
 - Snowplowing overrun by about \$1000.
 - Consideration was given to raise dues. Did not due to wanting to make sure that the reason for raising dues is well documented and itemized.
 - Roads will have to be fixed, it's likely that dues will have to be raised.
 - Asked for input on road maintenance and snow plowing
 - Ended up with \$5500 deficit vs budget. Had money in operating fund to cover.
 - Thanks to everyone for paying their dues on time.
 - We're a non-profit org. All has been well. It was discovered after consulting an accountant that we should have been filing additional paperwork to the federal government (1120H). Feds say without said form, you need to pay 15% taxes on profits. Filing said paperwork means dues can be excluded. Attempted to back-file 1120H's. Unable to. Had to go back and file for several years as a standard corporation. We are going to have to pay some money out this year once everything gets figured out. \$3247 tax bill to be paid, plus interest. Operating account has money to cover it
 - How could we have avoided this?
 - Could have hired an accounting service. \$600-\$1200 a year. Likely wouldn't have made a significant financial difference.
 - Do we want to spend money to have someone fill out forms? We've been doing fine with forms and budgeting for extra help.
- Mike spent some time praising the association membership and board members for how well things in general go with the association.
- Debra: Review of past year's activities
 - Everyone evacuated due to fires. Thanks to grange for accommodations.
 - Roads had extra wear due to fire vehicles. Roads are 15 years old and getting worn out. Beyond band-aid approach. Going forward, looking to establish road committee to dig into what it'll take and cost to fix roads.
 - Plowing: Worst snow in a couple of years. 24/7 had delays servicing us as they were overwhelmed. Association looking for potential changes. Ask of association for input on possible vendors.
 - Weed spraying: Property will be sprayed on Thursday June 30 or July 1. Be present if you don't wish to have your property sprayed.
 - We've had several security issues. Bob Wright has volunteered to be a security contact to go and drive by your place if you ask him.

- Benny says re: his property: Okanogan sheriffs were out here in 25 minutes and very thorough. Sheriffs require physical address
- No fireworks. Period. Reminder that the burn ban is on.
- Open discussion:
 - Complaints and grievances must be put in writing.
 - Where do we get a physical address? Okanogan county assessor.
 - Noted by the body that we do indeed need to look into more plowing options.
 - Thanks to the outgoing board members for their service.
 - Mike, Bob Wright, Benny, and Floyd are stepping down.
- New board members announced
 - Jerry Quartararo - Treasurer
 - Dick Douglas – Vice President
 - Gary Plews – Board Member
 - Bob Strock – Board member (Pending written acceptance)
 - All else is the same:
 - Debra Lee – President
 - Robert Reynolds – Secretary
 - Jay Larson – Board Member
- Meeting adjourned at 1:15pm.

<end annual meeting minutes>

Board meeting notes:

- Began at 1:30, all present with the exception of the newly-elected Bob Strock.
- Election of officers:
 - Jerry will do treasurer
 - Gary and Bob to be board members
 - Dick to be VP
 - Dgging4wht@mac.com (Dick)
 - Gplews561@comcast.net (Gary)
 - JeromeQ@aol.com (Jerry Q)
- Minutes from last year approved
- Committee assignments?
 - Jerry Q to talk to 24/7 for snowplowing. Will look for other options as well.
 - Ad in the chronicle?
 - Board leans towards keeping 24/7
 - Dick and Gary on road committee. Possibly Bob as well.
- Suggestion to instigate lien if 6-9 months into collections
- Suggestion to get a post office box for the association.
- Need to get bank signed over. Minutes will be sent to board by Robert on Monday.
- Mike and Jerry to follow up on tax form.
- Online form for board suggestions (like putting in a culvert, for instance).

- More talk about road building. Needs to be licensed and insured. Research multiple vendors with eye on short and long term plans.
- Adjourned at 2pm