

**TC HOA Board Meeting
November 24, 2008
6:15 PM**

Participants: Jennifer Nearing, Carolyn McKelvey, Rochelle Mitz, and Gayle Voyles

Topics Discussed:

Holiday Bonus (\$300/Cynthia and \$100/Bill) given last year along with \$1.00/hr increase for Cynthia and \$.75/hour. The board will vote after Gayle hears back from John Clock regarding their salary for this year.

Wednesday morning Rochelle leaves for the holiday and will be back late Saturday night.

Areas that might be able to be reduced or cut from the proposed budget:

Landscaping Issue: What about the pilot program? Rochelle believes that no conclusion was made at this point regarding water usage. Are we sure we have budgeted enough on landscaping?

Treadmill – Do we really need this? Gayle thought possibly we should leave this in the budget, but not buy it until there is clear evidence that it is about to break. There may be a need to use the funds for an unanticipated expense, if it holds up. Other board members agreed with that approach.

Recycling Expense – is it in the budget? Is the \$1,400 for the concrete pad coming from this year's budget, or next? If next, where does it show up on the proposed budget?

John, could you send the board a comparison between actual yearly amounts/line item of this year's budget to what you're proposing for 2009? Double-check numbers (Why do the numbers not match up on the key at the bottom of the page?).

Recommendation: In the letter going out to homeowners with the proposed budget and dues increase (in easy to read format – with charts, etc.), explain why the dues increase is necessary and the process for determining the appropriate percentage increase.

Recommendation: Have an industry professional present for the annual meeting to explain to homeowners why it is dangerous to pull from reserves and to fund expense overages by putting less into reserves monthly. In other words, why a dues increase of _____ makes the most sense.

At the meeting, could you please use my LCD projector and laptop to show this visually. I think a cost-benefit approach would help people see that the marginal benefits exceed the marginal costs.

Swimming Pool – furniture – last furniture did not hold up. The board does not want to invest \$4,000 in more of the same furniture that did not hold up. The board unanimously

agreed that all of the unusable chairs should be removed from the property – it is unkempt/unsightly—looks bad --and if homeowners can't have a tarp on their automobile or motorcycle we should not be using a tarp to cover broken furniture.

Social Expense – what did we spend this year? We were happy with how the parties were handled. Let's not put more in this area unless we really need it.

HOA Dues Discussion:

Gayle shared that she felt that the 10% increase would be advisable since we are facing the ongoing roof expenses and possible pond dredging. Carolyn felt 10% was advisable in light of the need to meet the cost of living increase and to build our reserves back up.

Rochelle was thinking possibly a 7% dues increase would be more manageable. However, homeowners would be told that they should expect annual cost of living adjustments applied when determining the HOA dues each year.

The board unanimously approved a 7% dues increase and maintaining the \$3,000 a month contribution to reserves. Unless, when John reviews the proposed budget there are substantial differences which would require the board to visit again on this issue.

A planning meeting for this year's Annual TC HOA Meeting was scheduled for December 15, 2008, at 6:15 pm.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,
Gayle Voyles, TC HOA Secretary