

Tracy's Point Community Club, Inc.

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Board Meeting Minutes

Secretary's Report, February 21, 2017

I. President Call to Order

A. John Russell called the meeting to order .

B. Board members in attendance were: V. Kenyon, P. Akins, J. Russell, B. Lamp, P. Lauer, and J. Stoops

C. John alluded to the procedural rules for meeting conduct.

II. Corporate Reports

A. Paul Lauer read the Treasurer's Report for January of 2017 . A motion was made and seconded to accept the report as read. The motion was approved . Paul also reported that so far 223 out of 364 parcels dues had been paid for 2017.

B. Jim Stoops read the Secretary's Report from January of 2017 Board Meeting. A motion was made and seconded to accept the report as read. The motion was approved . Jim also reported that at the Board of Directors Planning meeting that the officer selected for President was John Russell, for Vice President was Virginia Kenyon, for Treasurer was Paul Lauer, and for Secretary was Jim Stoops. Sharon Stoops was given the title of Director of Communication and Web Master for the web site. Also our list of goals for 2017 are: 1) Work towards improving "inappropriate" kept parcels; 2) Finding a lawyer to work for TPCC; 3) Increasing the number of parcel owners accessing the web page; and 4) reassessing the area needing street light

There were 17 members attending/ signed in. See the attached sign in sheet for names.

III. Old Business

A. Meeting Dates: A motion was made to have 9 monthly meetings for the year, not meeting during the months of June, July and August, and that special meetings could be called if necessary during those months. The motion was seconded and approved by all.

B. Lot 1 and Lot 9 update: Title searches are being done on both parcels. (See Summary of Lawyer meeting under New Business). A question was asked if the HOA members would get to vote on whether to sell these lots or not. The answer was "YES" they will get to vote on it.

C. Newsletter: S. Stoops reported that the newsletter was almost ready to go. P. Lauer will send additional article to be added.

IV. New Business

A. Street Light Initiative: P. Lauer has sent to the directors a map of the current TPCC paid lighting (13 lights). The directors are going to locate these lights and survey the neighborhood to see if there are additional areas that night safety could be improved by additional lighting.

B. Clean Neighborhood Initiative: V. Kenyon reported the process with the first “out of compliance” parcel has started. She reported that the county had informed her that the process would take about 8 weeks. Virginia also said she will contact the county compliance department and see if we can arrange for one of their personnel to speak to the HOA members at one of our monthly meetings to give us information and answer questions.

C. Summary of lawyer Meeting: This is a summary of the information the lawyer conveyed to J. Russell and P Lauer representing TPCC. 1) The lawyer agreed with previous lawyers that TPCC can sell Lot 1 and Lot 9. He also stated that a thorough title search needed to be done. 2) HOAs can process liens for non payment of dues without the use of a lawyer or judge and file it for \$10. He will furnish us with a template for doing this. 3) The liens once filed are good for 20 years and any subsequent liens and fees add on after that. When and if the parcel is sold, we would be able to collect at that time. 4) Homesteaded properties can not be foreclosed on due to these liens. 5) Non-Homesteaded properties can be foreclosed on and we would win (in the lawyers opinion). P. Lauer and J. Russell will be contacting the lawyer again later this week for more specific information.

D. Tracy's Point Fish Camp Easement: J. Russell, P. Lauer, and J. Stoops met with Shane Montgomery, the owner, and expressed HOA members concerns about access to the easement after their business hours. The owners shared their concerns about liability, trespassing onto their business premises, theft, and infringement on their customers' rights. This has led them to install a motion alarm system that monitors their property. They are currently very amenable to those people calling in advance to make access available. Both sides want to find a satisfactory method that respects the rights of each side and will work towards that. We are hoping that a policy will be worked out and published on the website and in our newsletter in the near future.

Parcel Owner Comment Period:

A. Pat Schwertner reported that progress was being started on the “worst” of our parcels with “clutter”. The county will be conducting a 2nd inspection this Friday (2/24/17). If it is not satisfactory, there will be a hearing in 30 days with a “special master” and this could result in a \$200/day fine. She also reported that when you call the county compliance number, they do not take your name, only your phone number. You need to report the address of the parcel in question.. It takes about two weeks to get their inspector out. Then the process starts. She also thanked the HOA for also

calling the county compliance department on the same property. The Board of Directors also thanked her for her contributions.

VI. Meeting Closure and Adjournment

A. The 50/50 drawing for \$11 was won by Bob Lamp. He donated his winnings and \$11 went to the Christmas fund.

B. Board Call for Adjournment: A motion was made to adjourn, seconded, and passed.

Respectfully, submitted by Jim Stoops, TPCC Secretary

(A copy of the minutes is available upon request and at the web site, tracyspointhoa.org.)