

Sunday, May 29, 2022

TCA General Member Meeting

The meeting was called to order at 10:05.

1. Board and Member Introductions
2. Previous Minutes
 1. The September 2021 Member Meeting Minutes were reviewed and approved by members.
 2. Board will invite community leaders to attend September 2022 meeting, including Thurston PUD regarding the TCA water system
3. Financials
 1. Reviewed the balance sheet / P&L; documents were distributed to members at the meeting and will be emailed to the members on our member distribution list.
 2. Maintaining the pools remains our major expense. Expenditures increased significantly this year, due to the increase in cost of materials, etc.
 3. Year over year comparison
 1. Virtually the same income level (~57K)
 2. Insurance cost increase (only because of the different timing of the invoice)
 3. Playground upgrade and dangerous tree limbs removed
 4. Several thousand dollars in past dues out there to be addressed by the Treasurer
 5. Financials were approved by members.
4. Motion to submit a September ballot for an increase in dues of between \$50 and \$100
 1. Details of the increase will be provided with the ballot
 2. Motion approved by members.
5. Board Updates

1. The board reviewed of the roles of the Board and the details of the TCA
2. Blair will start a rebuild of the TCA website in 2022
3. Financials may not be on the website, but will be distributed on a bulk email.
4. Pool will need to be resurfaced in the next 2-4 years. Last time it cost the TCA \$50,000, but will likely cost more next time. If we increase dues, we may be able to avoid any special assessments to address maintenance of the pools.
 1. Jim Schrumpf agreed to handle the surplus chlorine no longer needed for the new system.
 2. Jim Schrumpf, Gary Salk, Andy Meyers and Steve Albert volunteered to participate in a committee to rebuild the pool house. Blair Nixon will also join.
5. Shortcuts
 1. Derek Wilson offered to research the easements to Coal Creek and report back to the Members at the next meeting
6. Continuous Improvement Projects
 1. Reviewed progress with new community signage
6. Member Discussion and Feedback
 1. Discussed a concern regarding property lines, where owners may infringe on the lines of neighboring properties.
 1. Board agreed to look into surveyed points and costs to survey our property and bring it to a motion for the September 2022 meeting.

The meeting was adjourned at 11:04.