

Sunday, August 31, 2025

TCA Member Meeting

Minutes

- Meeting called to order at 10:02am
- Introductions, Board and Members in attendance
- Normal Business
 - Approval of Meeting Minutes from May 25
 - Review of Financials
 - Profit & Loss
 - a little better than last year at this time
 - clubhouse expenses a little less this year
 - pool expense about 4K higher than last year, but within budget
 - net income about 2K higher than last year
 - Balance Sheet
 - 212K cash, a little higher than last year
 - Assets unchanged
 - Discussed possibility of interest bearing account, but board decided against it due to taxes, etc.
 - Note: Audit still ongoing, expect to complete in the next month or so
 - Reminder of communication channels (website and Facebook) and specific documents available via password on the website
 - Reminder of the wifi password and communication center door
 - New Business
 - Election of Division Reps for 2025-2026
 - Discussion of responsibilities of the division representative

- Election of the new division reps
 - Division 1: Jim Burke
 - Division 2: Lisa Lauer
 - Division 3: Mark Metsker
 - Division 4: Paul Cemulini
 - Division 5: Derrick Wilson
 - Five Acre Tract: Jim Schrumpf
 - Summit: Don Pratt
 - **All approved**
- Election of the Board
 - President: Shawn Adams
 - Vice President: Bill Barber
 - Past President: Zach Martin
 - Secretary: Marc Wright
 - Treasurer: Don Pratt
 - Treasurer Emeritus: Scott Silver
 - **All approved**
- Dues Review
 - Board will put out a proposal for any dues increases before the May 2026
 - Summary slide of the increase over the past 9 years, so members can see the increases in expenses vs income.
 - Capital Expense
 - Potential 500K for a new pool house
 - Discussion of special assessment vs dues increases
 - Recommendation that it makes more sense legally to do a special assessment

- Others suggested that it would be easier to raise dues over time
- Concerns raised about people not paying their dues
- Also pool money should be set aside to that it is addressed
- Lots of support to create a capital improvement fund to both the pool and the community center and other expenditures (e.g., tennis courts, etc.)
- Could use some of our existing reserve to help fund, but would still need an assessment to cover the bulk of the cost
- Point made about the fact that inflation will be with us for a while
- Good to plan this out for the long term
- Point made about community center not cared for properly
- Specificity on how those dues are spent
- Maybe take a vote today and then put it out for a period of comment
- Clarification of number of members - approximately 320
- Advisory Vote:
 - Special Assessment Approach - 27 Votes
 - Annual Dues Approach - 5 Votes
- Motion that the Board is Authorized for up to \$50,000 to move forward with Design (architectural/engineering) of the Pool Building - goal to have it for the May 2026 Member Meeting, no later than the September 2026 Meeting. Board will provide updates every two months via the Website.
 - **Approved**
- Pool needs to be Re-Surfaced
 - Has not been done for 12 years, average life 7-15 years
 - Coping stones need to be replaced
 - Surface is deteriorating
 - Caulking also needs to be re-done
 - Estimate of 35K, without the Coping Stones and a few other things

- Will get at least two estimates before moving forward
- Motion that Board is Authorized to spend up to 50K to re-surface the pool and related work
 - **Approved**
- Survey is in process and we will work with members where encroachments may exist
- Reminders from the Board
 - Fall Work Party - Sep 20
 - Ensure alcohol is not available to minors
 - Slow down when driving in the neighborhood
 - Burn ban is still in effect
- Discussion of the partially built lot in Upper Timberline
 - Board has sent letters to owners
 - Board has asked County to investigate
- Meeting Adjourned 11:32am