

Wednesday, 11/15/2023, at 6:30pm
The Clubhouse - 252 W Rockrimmon Blvd, Colorado Springs, CO

TAR HOA Annual Meeting Minutes, 11/15/2023

Board members in attendance:

- Michelle Moore, President/Treasurer
- Gloria Ballton, Vice-President
- Debbie Laney, Secretary

Other notable attendees:

- Ashley Dring-Hill, Rowcal
- Amy Joy Kagno, volunteer for the board
- OJ Mooneyham, volunteer for the board
- Agnes Romer, volunteer for the board
- Gabrielle Salgado, resident, administrator of community Facebook page

Minutes:

- Call to Order/Open Forum: 11/15/2023 6:30pm
- Gloria and Debbie approved October meeting minutes.
- Manager's Report
 - Finances
 - Collections
- Unfinished Business
 - Maintenance & Work Orders
- New Business
 - Annual Meeting: Kelly Jiles 226, has lived her for three years. Kelly is self-employed and has management experience of more than 30 years. Kelly voiced wanting to be on the board and then changed her mind to being on a committee.
 - OJ Mooneyham, 464, has lived her 17 years. He claims to have managed over 1200 people. He wants to help the community and says security gates are a major issue for him. He volunteered to be on the board.
 - Amy Joy 266, used to be a teacher and now a writer. She also wants to join the board. Her husband, Alex Kagno, also volunteered, but was rejected on the basis that to the President's knowledge, it is not allowed for a married couple to serve on the board.
 - Michelle Moore wants to remain on the board as President
 - Michelle elected to have OJ and Amy Joy join the board since there were no other volunteers. This vote passed unanimously.
 - Gloria Ballton is resigning as of 12/31/23
 - A formal election of board members did not occur. No one voted and we only had about 24 people at the meeting.
 - Annual Report
 - Goals to create better communication with the board and the homeowners and Rowcal for 2024
 - Gabrielle, a resident volunteer, is to create a Newsletter and make posts on Facebook on behalf of the Board for better communication and updates

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- Board Members intend to more frequently speak to homeowners in person
- The community established the following priorities:
 - Landscaping
 - Security Gate
 - Clubhouse Renovation
 - Walk Around for Concerns to Address
 - Website update
- The community discussed awareness on communication and working together, and helping people you don't know and supporting each. We have building representatives who are meant to act as liaisons for each building, but some positions are vacant. They provide direction, support or just an ear to listen. We need more people to fill in where we don't have building reps. We also need help in the following areas:
 - Fencing
 - Parking
 - Tennis Courts
 - Building
 - Roofs
 - Porch Roofs
 - Dumpsters
 - Monthly meetings
 - Pool committee
 - Landscaping
 - Security/neighborhood watch
- Finances
 - Michelle explained the budget and expenses. She drew a chart to show a breakdown of our budget, out of every dollar 34% goes to the reserve. Insurance is 23%. Utilities is at 21%. Landscaping is 12%. Irrigation is at 5%. Professional fees is 5%.
 - Michelle went over graphs with regards to expenses for 2023. Insurance went up 30%. It went from \$130,000-\$160,000 and in 2024 it is projected to go to \$190,000. We are currently with Travelers and looking into new Insurance companies. Our policy is up in March 2024. Utilities and snow removal were also very high this year. The snow removal cost us double because they were shoveling homeowner's driveways and porches. Rowcal didn't inform the board of the extra expense. Homeowners are to shovel their own driveways, walkways and porches and to move the snow to the middle of the road for the trucks to move the snow
 - Diana Anderson volunteered to follow up on the people shoveling the snow.
- Debbie tried to go over the budget for 2024 but was unable to successfully do so. The budget wasn't complete and figures were only through September 2023. Homeowners were very upset because we don't have accurate or updated information. They asked Ashley from Rowcal for answers, but she had no answers because that is not her department. The homeowners got upset because they told her every time she is asked a question she doesn't know the

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answer or it's not her department. Gabrielle wanted an itemized list of our expenses. Ashley got upset and left the annual meeting. The budget was not approved. Homeowners wanted more accurate figures. Board to follow up getting October and November monthly expenses included.

- Reserve Study was ordered on 10/20/23 and should have by 12/1/23. According to the Reserve Study that was done in 2018 we should have \$1,200,000 for 2023. We are short about \$900,000. Michelle said that we had about \$140,000 in 2022. As of November, 2023, we had about \$300,000.. In 2022 there was a set amount that was supposed to go into the Reserve account. We were making up our reserve account for 2 years.
- Roofs. Agnes asked about the roofs and the crew out there. Their roofer has been stalling and if time runs out, the company won't have to honor their agreements. Ashley said that RE Construction will not honor the warranty. The reason is because the Board didn't maintain the roofs and we need to fix it. Eric asked Ashley about Ricardo, who has been doing work on roofs. Ashley said that the Board chose that contractor. To the knowledge of the secretary writing these notes, the Board never selected this contractor, and the secretary has no knowledge of this man. He has never been mentioned at any previous meetings. Our warranty is up January 10, 2024. The warranty started the day of the contract and not the day of completion. Apparently RE construction is not going to warranty their work and we have no legal action because we signed a contract without reviewing it with our attorney before signing it.
- Agnes wants to join the Board for 2024. The board unanimously accepted Agnes' offer.
- OJ Mooneyham spoke on his priorities, when given an opportunity to speak, and specifically advocated that we prioritize security gates for the community. Another community member told OJ he should not be speaking of unnecessary changes or updates when people have leaking roofs or sagging porches. Mr. Mooneyham responded that he had the floor, and the other man was out of line, at which point the other man suggested they "take the conflict outside." Mr. Mooneyham was verbally aggressive in response, at which point Board President Michelle Moore placed herself between the two men to diffuse the conflict.
- Future Agenda Items
 - Get 5 board members and 2 at large members for 2024. Elect board positions. We need to vote
 - Get Reserve Study
 - Roofs, Porch, decks, fences
 - Need to approve the budget for 2024

Debbie Laney

03 / 01 / 2024

Secretary

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