

**Tiger Point Village Homeowners Association
Board of Directors Meeting
October 25, 2012
Minutes**

Directors Attending:

Bob Supinger
Allan Coad
Bill Goodman
Roger Bontrager
Larry Bryant
Jim Early

Also Attending:

Lloyd and Mary Mattair
Cheryl Early
Kevin Etheridge—Association Manager

Call to Order:

The meeting was called to order at 5:05 p.m.

Lloyd Mattair Regarding 3845 Saber Tooth Circle Architectural Review

Lloyd Mattair addressed the Board with some of his concerns for the process in which the elevated home at 3845 Saber Tooth Circle was approved by the Architectural Review Committee. The Board of Directors addressed Mr. Mattair's concerns and the Mattairs excused themselves from the meeting.

Approval of September 27th Minutes

Roger Bontrager moved to approve. Bob Supinger seconded. Motion passed unanimously.

Financial Reports:

Kevin Etheridge reviewed the Association's Financial Reports for the period ending September 30, 2012.

Total revenues to the Association year-to-date: \$65,220.34

Total Expenses: \$66,907.49

Net Operating Income: (\$1,687.15)

The deficit was caused by the Association transferring \$26,221.00 from Operating to Reserves earlier this year. This amount was based on the amount of funds carried over from 2011 into 2012.

The Association's Aged Receivables Report indicated a total outstanding fees of \$12,383.50. The Board of Directors suggested the Association's attorney be contacted to move forward with an Association foreclosure on three properties which currently have liens on them.

7-06-B Roy and Kimberly Etheredge

133-F Patricia Larson

720-F Donald and Robbie Brantley

2013 Proposed Budget:

The Association Board members have reviewed the proposed 2013 Budget drafted by Kevin Etheridge. After discussion, Roger Bontrager moved to approve the proposed 2013 Budget which includes a \$13.00 increase in the Annual Association Fees. \$13.00 is within the 10% maximum increase allowed by the Association's documents. Bill Goodman seconded the motion and the motion passed unanimously.

Architectural Committee:

Roger Bontrager discussed an application to construct a fence at 3815 Tiger Point Blvd. After discussion, Jim Early moved to approve the fence as proposed. Roger Bontrager seconded and the motion passed unanimously.

Christmas Decorations:

Christmas Décor, a division of Lawnmaster, has proposed to install Christmas decorations at the Tiger Point Village entrance again this year. The total cost is \$530.00. After discussion, the Board approved this expense which was budgeted in the 2012 budget.

Drainage Area North of Tiger Point Blvd

Jim Early reported there are two Tiger Point residents which live on the North side of Tiger Point Blvd which have asked the Board to draft a letter to be circulated by county officials. The letter will state the names of the two homeowners and the homeowners' plan to circulate a petition to submit to the county. Larry Bryant moved to draft the letter. Bill Goodman seconded and the motion passed unanimously.

2013 Board Member Nominations

Jim Early reported the following Board of Directors positions expiring at the March 2013 Annual Meeting.

Jim Early
Bob Supinger
Larry Bryant
Roger Bontrager

Board Members remaining after the 2013 Annual Meeting:

Bill Goodman
Buck Paulcheck
Wanda Abshire
Allan Coad

Jim suggested that the Board members begin talking to homeowners and requesting qualified homeowners consider placing their name into candidacy for the Board.

Front Entrance Landscaping Project

Allan Coad acknowledged Cheryl Early's contribution in working on proposals for the front entrance project. Allan suggested that Cheryl Early take the lead role in coordinating the proposals and working with the contractors.

It was suggested that the project take place in two phases. Clearing debris on ten feet of both the east and west sides of the entrance along Hwy 98. New Kirk Landscaping has proposed a bid to perform phase at \$3800. After discussion, Larry Bryant moved that the Association accept the \$3800.00 proposal from New Kirk Landscaping. Roger Bontrager seconded and the motion passed unanimously.

Jim Early suggested that a contractor be selected to work with the landscaping committee for later phases of the project. After discussion, Allan Coad moved that the Association work with New Kirk Landscaping to draft proposals. Bill Goodman seconded and the motion passed unanimously.

It was noted that Phase One of the project would take place immediately and future phases will take place in early 2013.

Next Scheduled Board Meeting

Jim Early suggested that the Association plan to hold a Board Meeting on December 6, 2012. This varies from the normal meeting schedule, but the December 6th meeting will take the place of both the November and December Board of Directors meetings. This date was agreeable with the Board.

Adjournment

There being no further business, the meeting adjourned at 6:50 p.m.