**Minutes of the Annual Meeting of Members**

**The Forest at Colorado Crossing Homeowners Association**

**Date and Time:** May 16, 2022 at 6 p.m.

**Place:** Bastrop Public Library, Bastrop, Texas

**Attendance:** 27 HOA members representing 21 lots (votes), plus 3 proxy votes.

Called to order by President Dannie D. at 6:06 p.m.

**Minutes from 2021 annual meeting** were presented and approved.

**Treasurer's report** from Joel H. (appended to these minutes) was presented to all members. Scott H. noted the high legal costs and asked what was accomplished. Mark R. and Dannie D. told him that HOA "vigorously opposed" what the Board felt was a violation of CCRs, but a settlement was reached and no further legal action would be taken, and thus no further legal bills expected. Khanh B., the defendant in this dispute, then said he expected a "final judgment" in the case. Mark R. said he would contact our lawyer about it.

**Old Business:**

A. Ivri M., chair of Maintenance Committee, presented all members with a list of projects completed (with costs) and possible future projects. This list is also appended to these minutes. Don L. mentioned that he expects to improve the pond screening at the outflow pipe to his property, to keep it from clogging with debris so easily. Positive comments about front landscaping and lighting were heard.

The broken playscape slide was discussed. The consensus of the members was to at least post a caution sign as soon as possible while a decision was being made regarding repair vs. replacement. (Days after this meeting, the slide was removed and a caution sign was posted.)

B. Gwen M. reported briefly that, according to her most recent talk with our precinct county commissioner (Mel Hamner), county road maintenance in the neighborhood would resume in the fall.

**New Business:**

A. Mark R. briefly discussed hiring an outside management company, mostly due to negativity surrounding HOA leadership: HOA leaders feel some homeowners are abusive, rude and uncooperative in dealing with violations of our CCRs, while homeowners feel the HOA is uncommunicative in its decisions. However, a show of hands tonight was unanimous in rejecting a management company. The Board and Officers asked that homeowners be more respectful of their fellow neighbors who lead the HOA, and pledged to be as transparent and communicative as possible. Some ideas for the latter include establishing a Facebook page, more emails, an improved webpage. There were no specific volunteers for these possible projects.

B. Election of the three Board members and two Officers began with introductions of the five nominees for these positions (who were all present at this meeting and each gave a short speech). With no other nominees, Mark R. proposed accepting the slate without individual balloting, but the suggestion was rejected without a formal motion.

Balloting was secret and the 24 votes were counted by Mark R. and Anne M. The results were:

Board members: Rico DiMarzio -- 23 votes, Ivri Messinger -- 23 votes, Becky Sallade -- 23 votes, Scott H. -- 1 vote.

Vice-President: Nancy Grizzaffi -- 24 votes.

Secretary: Mark Himmel -- 24 votes.

Members were reminded that these are two-year terms expiring in 2024. Current terms, expiring in 2023, are Dannie Duckworth (President), Joel Hoff (Treasurer), Gwen Martin and Jess Tippie (Board members).

There being no further business, the meeting was adjourned at 6:50 p.m. The annual Board meeting immediately followed.

**Appendix A: Treasurer's Report**

**TFCC HOA**

**Financial Activity Report-2022**

**12/31/2021 Balance 22,114.15**

1/5/2022 Dues 1,500.00 Dues

1/11/2022 Dues 1,850.00 Dues

1/14/2022 Dues 350.00 Dues

1/19/2022 Aqua (25.28) Water

1/19/2022 1433 Rizk-It Lawns (200.26) Lawn

1/20/2022 Bluebonnet (128.77) Electricity

1/21/2022 Dues 3,000.00 Dues

1/25/2022 1434 Cox Irrigation (919.35) Facilities

1/26/2022 Dues 2,850.00 Dues

1/28/2022 1435 Waste Connections (2,823.26) Garbage

2/2/2022 Dues 4,200.00 Dues

2/8/2022 Dues 2,750.00 Dues

2/14/2022 1436 Rizk-It Lawns (238.15) Lawn

2/17/2022 Aqua (28.37) Water

2/18/2022 Bluebonnet (138.27) Electricity

3/1/2022 Dues 2,050.00 Dues

3/7/2022 Dues 1,350.00 Dues

3/10/2022 Dues 1,500.00 Dues

3/17/2022 Aqua (25.28) Water

3/18/2022 1437 David Bragg (2,250.00) Legal

3/18/2022 Bluebonnet (137.42) Electricity

3/18/2022 1438 Waste Connections (61.96) Garbage

3/24/2022 Dues 1,575.00 Dues

4/5/2022 Dues 500.00 Dues

4/19/2022 Aqua (25.28) Water

4/21/2022 Bluebonnet (137.32) Electricity

4/1/2022 1440 Rizk-It Lawns (552.08) Lawn

5/9/2022 Dues 675.00 Dues

5/10/2022 Dues 225.00 Dues

5/6/2022 1441 Rizk-It Lawns (373.46) Lawn

5/11/2022 1442 David Bragg (2,760.00) Legal

5/15/2022 1443 Ivri/Mark Reimbursement (1,233.66) Facilities

5/15/2022 1444 Shaun Nash (800.00) Facilities

5/15/2022 HOA Insurance (1,911.00) Insurance

**5/15/2022 Balance 31,719.98**

**Summary**

HOA Dues 24,375.00

Transfer Fees 0

24,375.00

Electricity (541.78) 4%

Garbage (2,885.22) 20%

Insurance (1,911.00) 13%

Legal (5,010.00) 34%

Lawn (1,363.95) 9%

Meetings 0%

Other 0%

PO Box 0%

Postage 0%

Facilities (2,953.01) 20%

Shredding 0%

Tree Trimming 0%

Water (104.21) 1%

(14,769.17)

Net Change 9,605.83

**Notes**

1439 Void Check

Electricity Facilities Category includes: Playground, Lighting and Irrigation Projects

Lawn HOA Insurance Payment pending

**Appendix B: TFCC Maintenance Projects 2021-2022**

1. Front Entrance mulching and fertilizing $ 98.

2. Tree Trimming front entrance and park $1,800.

3. Playground re-staining $ 950.

4. Front entrance fence staining $ 500.

5. Park fence staining $ 128.

6. Electrical upgrade and light replacement: front $ 928.

7. Sprinkler system check/upgrade $ 920.

8. Sprinkler pipe covering $ 160.

**TOTAL: $5,484.**

**Projected projects for 2022-2023**

1. Stabilize front sign

2. New slide for the playground