

# TARPINE HOMEOWNERS' ASSOCIATION

## ANNUAL MEETING MINUTES: SUNDAY, APRIL 27, 2025

Quorum established: Needed 30% of 117 lot owners in good standing. We had members representing 37 lots making a total of 32%. (Sign in sheet filed)

Call to Order @ 2:00 pm by President, Ted Recker. In attendance were Carol Odell, V. Pres., Steve Fults, Treas., Duane Stevenson, Secretary

Motion to move meeting agenda item # 6 to # 1. Seconded and approved.

### New HOA Website Presentation

Steve gave background on legislative changes to HOA laws and statutes. One of the requirements is any HOA above 100 lots requires a website. Anthony Lariscy stepped up and volunteered to create our website. The website address is [Tarpine.org](http://Tarpine.org). All required documents have been loaded to the site and we should be compliant. Anthony gave a video tutorial of the website and stressed that any lot information contained on site is accessible through public records. Lot owners will have one account, no matter how many lots you own. Steve and Anthony are working out how to distribute everyone's PIN to access your account.

### Reading and Approval of Minutes

Minutes for meetings held on March 23, 2024, sent by Duane Stevenson to all members via email. Motion made to accept Minutes and seconded. All approved.

### Report of Treasurer

Report presented by Steve Fults and copies made available

Checking Account (3/31/25)	\$17,454.04
Road Fund (3/31/25)	\$61,394.66
<u>Savings Account (3/31/25)</u>	<u>\$ 8,134.30</u>
Checking/Savings Balance	\$86,983.00

The road fund remains stable with deposits of \$7400.00 last year. Potential budget increases may be required to meet new HOA legislative requirements. Motion made and seconded to pause treasurers report until agenda item # 7 (HOA Dues and Road Fund increase is discussed). All approved.

## **Reports of Standing Committees**

### Landscape Committee by Deb Fults

Spending for last year totaled \$844.01. Plants, Pots and Pine straw were some of the major items purchased. Deb thanked JoVon Sharman, Karen McCurley, and Steve Thomkins for taking care of the back gate watering and Nikki and Duane for taking care of Phase 2. Deb has asked for someone to take on her role going forward.

### Architectural Control Committee by Ted Recker

Ted informed everyone that Jerrell Cobb has sold his home and is no longer available. Ted will look into getting someone to lead this committee.

### Social/Sunshine Committee by Pat Ashley

We have two new residents in the neighborhood and a third one will be coming in May. Pat will handle delivering welcome baskets. Pat and Reggie also have the keys for the new mailbox cluster in Phase 2. Pat is in the process of working on a new directory. Please contact her with any updates or to request a directory. Clay recognized Pat and Reggie for all their work with the committee, 30 years!!

## **Airport Status Update**

Steve informed the members that things are in a good place with the airport. The county commissioners voted 5-0 to support the airport and seek grant funding. An inspector visited the airport 4/24/25 and was very pleased with the airport landscape. Steve Tomkins assisted Steve Fults in removing trees that were noted by the inspector. There is an agenda item on the upcoming county commissioners meeting to discuss purchasing the reverter rights from the original heirs. Steve will discuss this with our lawyer. Air Methods, an air medical service provider, is establishing a base at the airport. Sherry recognized Steve Fults for all his work as Airport Manager and helping keep the airport alive. Ted will try to reorganize the airport committee to address the reverter rights item.

Motion made to name the road off Warbird Circle, Mustang Lane. Seconded and approved.

## **Phase 2 Hurricane Helene Infrastructure Repairs**

Phase 2 entrance gate controllers have been replaced. Future plans are to replace the damaged fence.

### **Sewer system update**

New home owners on Piper Lane had issues with clogged sewer discharge piping. Repairs were made by Jones Plumbing. Initially it appeared the HOA was responsible for the repairs but Walt Dickson provided a letter stating the county had responsibility.

### **HOA Dues and Road Fund Increase**

After discussion by all members a motion was made to increase the Road Fund up to \$80.00/year and HOA dues up to \$170.00/year for a total of \$250.00/year. Seconded and approved.

### **Phase 2 Mailbox Cluster**

The new mailbox cluster for Tarpine Phase 2 has been installed. Keys can be obtained from Pat and Reggie Ashley.

### **Election of Officers and Committee Members**

Clay Kuersteiner, representing the Nominating Committee, nominated Ted Recker-President, Carol Odell-Vice President, Steve Fults-Treasurer, Duane Stevenson-Secretary. Nominations from the floor requested, none made. Motion made, seconded and approved.

### **New business**

Steve will realign the concrete balls at Phase 1 entrance. Work is underway to address the Security concerns on 24 Piper Lane. Open discussion by members concerning Phase 1 Gate being open during the day. The decision was made to reprogram the gate remotes to allow one remote operate all three gates. Duane will take care of reprogramming the remotes.

### **Annual Vote to purchase a Fidelity Bond**

Motion made to decline the purchase of a Fidelity Bond and seconded. All approved.

Motion made to adjourn and seconded. All approved. Note: Recording of meeting available upon request to Secretary.