

2024 TERHA Annual Meeting Minutes

From tony.may@proton.me <tony.may@proton.me>

To Ashley Gilley<argilley@gmail.com>, Jim Hancock<jim@townofgypsum.com>, Judy Haptonstall<judyhaptonstall@centurylink.net>, Cindy Weinsheim<cindyleeobrien@gmail.com>, Dean Cross<deancross1959@icloud.com>, Andrew Bisharat<andrewbisharat@gmail.com>, Amy Luetke<amy@propertyshopinc.com>, Jeremy Gilley<gilley1979@gmail.com>, Thad Greene<trusfab@yahoo.com>, Denise Greene<dgreene@garfieldre2.net>, Bryan Koster<bkoster@rfschools.com>, Jen Bisharat<jvennon@gmail.com>, Wendy Tennis<wendytennis2@gmail.com>, Laurale Cross<lauralecross@yahoo.com>, Barbara Cebula-McCune<barbaraaccm@gmail.com>, Landon Anderson<landon@anderson-structural.com>, Bill Gibson<propilot550@gmail.com>, Taya Wade<TayaLN8@gmail.com>, Chandelle May<chandellemay@gmail.com>, Liane Anderson<Lianewanderson@hotmail.com>, tony.may@proton.me, Amanda Gotzinger<agotz47@yahoo.com>, Jason Gotzinger<jason@downtowndrug.com>, Christine Manuel<3elkcreek@gmail.com>

CC Tony May<af245@hotmail.com>

Date Tuesday, December 17th, 2024 at 10:08 AM

READ THE 4.TOPIC's PART!

2024 TERHA Annual Meeting Minutes from June 11, 2024

Agenda Items:

1. **Treasurers Report:** Liane presented the [2024 TERHA Financial Report](#) on costs to run the HOA with Road Maintenance, Snow Removal, Insurance, Tax prep, fees. We need to look at some options how we spend and dues.

*** December 2024 update on the financial status of the HOA.***

The current December balance in the bank account is \$6064.93

It costs about \$29k a year to run the HOA. The [road costs](#) this year included 10 loads of gravel.

We will definitely have shortfall next Spring when we start talking about re-doing the road.

Summary of Itemized 2024 actual expenses we paid the past year. (See the link above for the accounting)

\$225.00 for taxes with John Virgili CPA

\$552.00 to State Farm Insurance

\$3,436.98 to GMCO for the road

\$16,650.00 to Redneck Excavating for the road, \$20,863.98 Total

Current dues are \$1,000.00 a year for 15 home owners.

Our total income will be \$15000.00

We have a balance of \$6064.00.

For a total of 2025 expected funds of just over \$21000.00 (**SHORTFALL! SEE TOPICS**)

2. [2024 Roster](#)

3. [Firewise Membership is current for 2024](#). Ken Hutchison has advised that the Fire district will be scheduling mitigation this spring.

4. Topics

There will definitely be a shortfall next Spring when we start talking about re-doing the road.

One concern is that funds trickle in all year long and we need to have funds available by June if we keep the road maintenance at its current schedule.

Do we have a plan? **Not Yet, let's discuss!**

Does it require a vote? **Any Financial decision will need to be passed by a 67% vote.**

Let's talk about how we are going to proceed.

We are open to other ideas.

OPEN DISCUSSION for Road Maintenance:

A. Increase Dues to cover the maintenance because it's not going to get cheaper.

- a. ***The first proposal is to raise the funds to \$1200 a year with the first \$1000 due by June 1st. If we plan on keeping the same road schedule.

B. Postpone Road Maintenance for a year to catch up on our bank balance.

5. Election of Officers and ACC

The current [Officers](#) are Tony (President), Amy (VP), and Liane (Treasurer and Secretary) [Here's the job description ACC](#): Landon, Andrew Bill, Tony. ACC Role found here in [Covenant 21](#)

Please reply to all if you want to take on a role.

Merry Christmas and Happy New Year!

+Tony

970-274-0078