Tuckaway Creek Condominium Association

Homeowners Annual Meeting

Monday, January 20, 2025

1. **Call to Order/Welcome**

   The meeting was called to order by President Tim Day at 6:33 p.m.

2. **Introduction of All Owners**

   President Tim Day welcomed all homeowners to the meeting and had each introduce themselves. New residents were welcomed; Ed and Simone Cox, 7532.

   60% of residents attended the annual meeting; 5 proxies submitted.

3. **Review and Approval of January 2024 Annual Meeting Minutes**

   A motion to accept the 2024 annual meeting minutes as presented was made by Floyd Nalenz of 7413 and Sandy Giuliani of 7550. The motion carried.

4. **President's Report and Review of Financial Statement**

   Tree work was completed by Trees No More based on budget allocation. Work will continue in 2025 to finish up trimming/pruning the front of residents condos and begin to tackle the back common areas.

   Beautification Committee was formed and this work effort will begin in 2025 with clean-up of the front entrance area. Committee lead members who volunteered in 2024 are Anna Beck, Holly Day, Kathy Rice and Alice Witz.

Several residents had concrete driveway work done in 2024. Dean Daley headed up this effort.

Dave Cameron/Property Management presented the 2025 budget to the residents. Dave presented the changes in budget (Farmer Insurance increase) which resulted in a dues increase for 2025 from $240 per month to $265 per month. Roadway funds are being held in a CD. Additional roadway funds will be held in a savings account until the CD maturity date is reached at which time those funds will be added to CD.

It was requested that a foot note be added to the bottom of the financial information showing the Roadway CD and savings amounts.

5. **Old Business**

The building walk around reviews have been completed and affected residents will receive notification from Dave Cameron regarding potential safety issues or areas that require the owner's attention.

The 2nd special assessment will be required of $250 in July of each of the following years 2025 and 2026. The 2024 assessment was the first of 3 years that has been collected. This is due to the need to build up our roadway budget to put us in a better financial position for future road rework. The roadway will need to be redone in the future (10-15 years). It is estimated that this endeavor will cost between $80,000 to $100,000. Our roadway is a private road and the city will not assume responsibility.

Committee signup sheets were passed around for residents to volunteer for a committee if interested. Committee choices were: Beautification, Pool, Grounds, Building Walk Around and Social.

6. **New Business**

A resident mentioned there is a dip in the blacktop when you enter the condominiums. The Board will check it out and have addressed if need be.

7. **Elections**

Two Board positions were open and will be filled by Rick Witz and Sandy Giuliani.

The Board wishes to thank Lynner Taylor for all her work and effort helping maintain our community.

8. **Adjournment**

Meeting was motioned for adjournment at 7:25.

NOTE: TCCA monthly meetings are held on the last Tuesday of the month at 6:00 p.m. Location differs each month.

Dawn Wantuch
TCCA Board Secretary

TCCA Board

President, Dawn Wantuch / 7423
Vice President, Tim Day / 7508
Treasurer, Anna Beck / 7401
Secretary, Sandy Giuliani / 7550
Members at Large
Jeff Slawson / 7535
Tom Wesley / 7420
Rick Witz / 7542