# Tuckaway Creek Condominium Association

# Homeowners Annual Meeting

# Monday, January 29, 2024

1. **Call to Order/Welcome**

   The meeting was called to order by President Tim Day at 6:32 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; Willie and Lisa Tharp/7518.

   67% of residents attended the annual meeting; 2 proxies submitted.

3. **Review and Approval of March 2023 Annual Meeting Minutes**

   A motion to accept the 2023 annual meeting minutes as presented was made by Floyd Nalenz of 7413 and Norrine Nolan of 7406. The motion carried.

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

   Tree and branch clean-up due to the major winter storm is in process of completion.

   Projects completed last year were road resurfacing, removal of dead bushes at entranceway, grade restoration at 7510/7516 and replacement of bricks at north entranceway directly in front of 7550.

   Dave Cameron of Camco Management presented the 2024 budget to the residents. Dave presented the changes in budget (Farmer Insurance

increase) which resulted in a dues increase for 2024 from $235 per month to $240 per month.

In addition, a special assessment will be required of $250 in July of each of the following years 2024, 2025 and 2026. 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.

5. **Old Business**

Grounds improvement projects were completed and affected residents received letters informing them of the work to be completed. Owners have a completion date of August 31, 2024. This walkthrough reviews all resident properties for potential safety issues or areas that require the owner's attention.

A new pool vendor has been chosen, Pool Blu. The cost to continue with Horizon was cost prohibitive.

**6. New Business**

A signup sheet was available for residents to volunteer and serve on the Pool, Grounds and Building Walk around.

7. **Elections**

All officers will remain the same for 2024 with the exception of Member at Large, Bill Schultz. Thank you, Bill for all you efforts!

Jeff Slawson/7535 was voted in and will become a Member at Large. Welcome Jeff!

**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. at 7400, 7401 or 7508.

Dawn Wantuch
TCCA Board Secretary

---

**TCCA Board**

President, Tim Day / 7508
Vice President, Lynner Taylor / 7400
Treasurer, Anna Beck / 7401
Secretary, Dawn Wantuch / 7423
Members at Large
Jeff Slawson / 7535
Tom Wesley / 7420
Rick Witz / 7542