**Tara Condominium Owners Association Inc.**

**Annual Homeowners Meeting Minutes**

February 17, 2022

Chuck called the meeting to order and established quorum with Zoom attendance and proxies.

2021 Annual meeting minutes were reviewed. Motion made to accept meeting minutes. Seconded and motion carried.

President Comments

Tara is financially healthy. It was the boards intention to have reserve for roofing rather than have an assessment.

Projects Completed in 2021: Aframe Repairs – This matter was settled with letter posted to web page.

Gas lines were painted, Power Washing of buildings, sidewalks and dumpsters.

2022 Projects: Reroofing was approved by board in December meeting. Will replace 6 or more aggressive to complete. Cost will run under $30,000 per roof. Funds in escrow to cover cost.

Next large project will be siding. Pool will be repaired, replace ladders, painted or resurfaced.

Clubhouse – Open for reservations.

Landscaping – Ginkos added. Removed dead trees. Need more traffic cones. Toni McLawhorn volunteered to help with landscaping committee. Questions asked if evergreens were going to be removed automatically or do they need to contact someone. Owners were instructed to contact Linda Price.

Open Forum:

Owner mentioned a consideration of using banana trees at pool or change landscaping. Board will seek assistance from horticulturist.

Committee Options voiced were: Gardening, Social, and Activity.

Speed bumps were brought up. Board will explore options to mitigate speed and recklessness. Linda to contact DOT regarding bumps entering Tara.

Owner asked about Little Library idea that was discussed prior year meeting. Board member reviewing this sold unit.

Board was tasked with taking care of vents. Noted that dryer vents were replaced.

Meeting adjourned.