**TARA CONDOMINIUMS HOMEOWNER ASSOCIATION INC**

**Annual Homeowners – Zoom Meeting Minutes**

February 22, 2021

***Attendance: AIP LLC, Michael Dyga, Charlie Johnson Jr., Brenda Jones, Jack/Katherine Keltz, Toni MacLawhorn, Plummer Nye, Brianna Overton, Charles/Sharon Overton, Scott Partington, Chuck Pascarelli, James/Lovie Powers, Rhonda Ring, Gerry Sisk, Tom Slocum, Retha Summers, Mary Swanson, Participation via Proxy: James Roberson, Eugene Rogers, Jay Overton, Danelle Moss, Martha Morton, Thomas Mesing, Donna LaMotte, Kimberly Hines, Susan Fisher, Susan Davis, Frederick Dixon, Norma Anderson, Vivian Ball, Cameron Blanton, and Linda Price: Hoa Mgmt.***

**Call Meeting to Order/Establish Quorum**

Chuck called the meeting to order. Those attending were encouraged to submit their ballot before the meeting ended if they had not already turned it in.

Linda Price called roll, quorum was established with 17 attending in person and 14 proxies.

**President’s Comments**

Chuck opened with remarks on Covid-19. He presented the attendees with an overview of soundness of Tara financially quoting estimated balances to total approx.. $750,000.

He briefly introduced A-Frame Repair loss. Shared that we have a lawyer engaged to help mitigate the loss. Meetings will be established throughout 2021 for all to attend so they can be informed and stay on top of what is happening.

***Summary: Tara is a great place, good community, healthy financially. The board hopes to resolve A-Frames this year.***

**New Business**

Tom reviewed 2020/2021 budget. He pointed out large expenditures expected in 2021, dues increase of $2 per month per unit, and regular contracted items. Questions were addressed. All were in agreement.

Scott shared Tara 10-year vision. He noted agreement with Chuck’s comments on Tara being financially good shape. He shared thoughts on reaching out realtors to better market Tara Community. Vison included: gutters approx.. $57,000, Parking Resurface at est. $227,000, Screens to diffuse heat from windows, wood rot repairs, and Roofing est. $$380,000. Clubhouse enhancements to include expanding workout room and resurface pool est. $60,000. All of the improvements will run around $1,386,000. Tara is financially sound but needs to keep moving forward with small increases to build funds to cover the work that is/will be needed.

**Questions**

Will the pool repairs include ladders that reach to bottom of pool?

**Response:** The board will be installing longer ladders; however, cannot promise ladders are made to the length requested, but they will try.

Does everyone have wood rot (A-Frame)/were residents notified that had it.

**Response:** Yes, residents that had the rotted area were notified. Scott elaborated that they expected much more rot was to be found, but it would require all siding taken off each building to examine it. This is very costly.

Would the board consider installing little libraries?

**Response:** Scott noted that he would support this project. He works with Boy Scouts that actually build them. He may be able to get someone to build one or more for Tara if it is approved.

**Motion to Adjourn**

Ben made a motion to adjourn. Jack seconded. Motion carried.

Minutes submitted by: Linda Price, Community Manager