

**TVPOA Board Meeting**  
**January 11, 2023**  
**Tubac Community Center**

**Present:** Mike Connelly, Steve Page, Tracy Johnson, Bob Klosek, Paul Plett, Torry Johnson, George Rentz (by phone)

**Absent:** Lynn Swan

Called to order at 4:00 PM.

**Presentation by Nan Fitzpatrick:** The Citizen's Council has put together a welcome packet for new Tubac residents. Nan asked for help identifying owners who have purchased homes/lots in the last two years so that they can distribute the welcome packets. The Board agreed to provide the list. Mike also extended the offer to make them available at next month's annual meeting.

**Approval of Minutes:** Paul corrected "has" to "had" in the first line of the Road Report.

*Paul made a motion to approve the corrected minutes. Bob seconded the motion. All in favor. None opposed.*

**Treasurer's Report:** Paul presented the 2022 financials. Mike estimates that we are a break-even point currently. Torry indicated the budget that George put together last spring will be a valuable tool to forecast and justify raising dues in the future. George mentioned that the budget will need to be revised to incorporate the latest numbers.

*Torry made a motion to approve the financials as presented. Steve seconded the motion. All in favor. None opposed.*

**Street Signs:** Lynn has a quote forthcoming to replace all the signs with metal ones. Mike indicated it could be pricey but believes it would improve the neighborhood. All agreed to leave the Belderrain's incorrect spelling as is.

**Architectural Committee Appointment:** Steve Page requested that the Board appoint Tom Orr to the Architectural Committee.

*Steve made a motion to appoint Tom. Bob seconded it. All in favor. None opposed.*

**Mailing of Annual Dues/Meeting Notice:** Insufficient postage caused some owners not to receive the annual mailing. Tracy will send a mass email in order to make sure that everyone receives the notice of the annual meeting and the 2022 dues statement

**New Board Members:** Maggie Steffan and Connie Schmitz have agreed to join the board, replacing Lynn Swan and Paul Plett. Mike Connelly will be resigning after the annual meeting.

**Road Proposal:** Mike emailed the Sunland quote for this year's work to the Board and asked everyone to review it. Mike and George will try to get a second quote but most companies don't want to be bothered with a job of our size.

**Flood Plain Lots:** Lynn and Barb have bowed out of pursuing the purchase/donation of the flood plain lots. Mike may choose to pick this up at a later date.

**Architectural Committee Documents:** The documents are complete. Prior to the annual meeting, these documents will be posted on the website, emailed to all members, and snail mailed to all owners who have purchased in the last two years. Hard copies will be available at the annual meeting. Steve Page will be asking for feedback at the annual meeting.

Adjourned at 5:03 PM

Minutes taken by Torry Johnson.