

TPOA Annual Meeting Minutes
Faith Youngsville Church
February 1st, 2025

Board Members Present:

President: Bert Woodburn
Vice President: Adam Neill
Treasurer: Aislinn Julian
Secretary: Tiffani McCauley
Member at Large: Carol Knedgen

The meeting was called to order at 10:10AM with 24 properties represented and 5 proxies in hand.

Approval of Minutes

- Bert Woodburn motioned to approve minutes:

Alton Carter motioned for vote | Connor McCauley seconded

Vote: ¾ majority approved, ¼ abstained, no nays

Budget

- Treasurer reviewed the budget and tax preparation costs: Bert confirmed TPOA has always been nonprofit. Bert also explained that the TPOA pays for tax preparations for a reasonable rate due to liability issues. Question posed about what the insurance cost was for: The new insurance coverage protects the TPOA board from lawsuits.

Fred Brown motioned for vote | Alton Carter seconded

Vote: Approved, dues to stay \$30/year.

Old Business

- *Yard Sale:* Changed to spring unless a lead steps up to head a Fall sale.
- *Summer Picnic:* Big success! Thanks to Connor McCauley (DJ), Wayne Kennedy (pig roast), Steven Julian (generator), Carol Knedgen (kids' activities), and the board (hot dogs & condiments).
- *Christmas Event:* Started by John & Sharon Niola, continued by Carol Knedgen. Snacks/cocoa hosted at Dom & Nicole DePaolo drive. Wayne Kennedy played Santa. 2024 was the biggest yet!
- *Community Thanks:* Acknowledgment of all who help make these events possible.

New Business

OPEN

- *Unpaid Dues:* Discussion on enforcement, liens, and the impact of unpaid dues on the community, still several homeowners not paying dues. Majority agree that action should be taken because of the critical impact on the community.

- *Property Management Company:* It was brought up that future board members may consider hiring an outside property management company to take over TPOA if the board continues to have challenges with enforcing covenants, late dues and rude behavior trying to collect the yearly dues, rental issues, trespassing, and lack of volunteers. It was asked if they would dictate rules—it was clarified they would enforce existing covenants. Concerns about potential dues increase if a company takes over and yes that is a possibility.

- *Covenant Updates:* Revising outdated 2012 rules; a draft expected by next meeting.

- *Unpaid Dues:* There was discussion about enforcing outstanding dues and the impact of unpaid dues.

Majority agrees that action should be taken against homeowners that are not current on their dues because of the critical impact it has on our neighborhood as a whole.

CLOSED:

- *Renting Issues:* Debate on rent-to-own vs. foreclosure concerns. Rent-to-own issue has been resolved so this item is closed. There should be no renting and no rent-to-own in this neighborhood per the covenants.