

Tuscowilla Hills Citizens Association, Inc.
Minutes of Board of Directors Meeting
Tuesday, September 12, 2017

Board of Directors Present:

Bob Tansill
Paul Harrison
Phil Larcomb
Gary Shumaker
Jamie Ranalli

Board Members Absent:

None

I. Call to Order

Meeting was called to order at 7:00 pm by Bob Tansill at Edmond Road, Suite E, Kearneysville, WV.

II. Approval of Agenda.

MOTION by Gary Shumaker, seconded by Jamie Ranalli to approve agenda as written. Motion carried unanimously

III. Committee Reports

No Committee Reports.

IV. Residents Forum

New residents were in attendance. One stated she wanted to build a new fence at 17 Webhannet. Board advised her to review covenants for the property and secure a plat from the County Court House to insure fence is not built on common ground.

V. Association Business Meeting

- A. Approval of Minutes. MOTION made by Jamie Ranalli, seconded by Phil Larcomb, to approve minutes from Board Meeting on May 9 as written. Motion carried.
- B. A 2018 draft budget was provided. MOTION by Jamie Ranalli to approve the draft with Capital Reserve Expenditures and Reserve transfer amended to include deferred road work completed in 2017. Seconded by Paul Harrison. Motion carried unanimously.
- C. Announcements:
 - 1. Remaining scheduled Board Meetings, 2017: October 10 (budget meeting) and November 14.
 - 2. Annual Meeting 2018: January 9
Call for Nominations scheduled to be mailed on or about November 27, 2017.
Annual Meeting notice scheduled to be mailed on or about December 19, 2017.
 - 3. Next Clean-Up Day: November 18, 2017 from 9:00 am to 3:00 pm.
 - 4. Park dedication: Saturday, October 7, 2017 at 10:00 am; rain date Sunday, October 8 at 1:00 pm.

VI. Action Items

- A. All items in Pending Business Action Item List completed, including speed bump signs on St. Andrews Drive.

VII. New Business

- A. MOTION to purchase additional equipment for playground for approximately \$10,000 made by Phil Larcomb; seconded by Gary Shumaker. Approved unanimously.
- B. MOTION to construct a walkway from Tuscowilla Drive to the walking trail and for asphalt repairs on Tall Oak Drive for approximately \$3,400 by Phil Larcomb, seconded by Gary Shumaker. Approved unanimously.

C. MOTION to call for proposals for the new Reserve Study was made by Jamie Ranalli, seconded by Paul Harrison. Keith Stains to get proposals. Board will meet with the winning bidder at the November meeting. Approved unanimously.

D. Bob Tansil reported to PMP that Stop signs should be installed at Sunlite and Tuscawilla and Deerfield and Tuscawilla. Gary Shumaker will verify.

VIII. Executive Session

A. MOTION to enter Executive Session made at 7:48 pm by Jamie Ranalli, seconded by Paul Harrison. Approved unanimously.

B. Covenant and Enforcement/Hearings. None.

C. MOTION to exit Executive Session made at 8:00 pm by Phil Larcomb, seconded by Paul Harrison. Approved unanimously.

IX. Adjournment:

MOTION to adjourn by Phil Larcomb and seconded by Bob Tansill. Unanimously approved. There being no further business, the meeting was adjourned at 8:05 pm.