

TPEPOA, INC.

October 5, 2013

Annual Meeting Minutes

The meeting was called to order by president Tom Lynn. He ask for the email address of the property owners who were interested in receiving association information via email. The minutes from the last meeting were approved by the members who were present.

City Report: Tom Lynn reported CR 4117 was resurfaced to within 200 yards of Holiday Hills before the county ran out of money and material. As more funds become available more resurfacing will be done. The city council has looked into erecting a "Welcome to Berryville" sign at the intersection of 4117 and 2215, but the money that was to be used for the sign was used instead to trim the vegetation on the sides of the road for the Frankston school buses. The sign will be reconsidered after January 2014. The city is still hoping to hear in October if it will receive a grant for water upgrade and street repair. The water department will be upgrading to a new type of water meter ,within the next 6 months, which will register water usage more accurately which will bring more money to the city. The water department upgrade is continuing with the installation of larger pipe. A new subdivision is being built on 4117, it will have about 15 homes. The developers are working closely with the Berryville water department to provide water to the development. Tom will ask in the next council meeting when they expect to replace the pipe in Three Points. The lots on Three Points and Forest will be cleaned up within 60 days. An old mobilehome has been replaced with a new one in the mobilehome area. Deborah Wood was the only person who was able to complete the paper work and be approved to have a home built for her. The process is continuing for her, she must submit additional paper work. Tom announced the names of several new property owners.

Architecture: Bob Maupin reported one app has been received from a property owner on Peninsula Point wanting to build a large carport on the side of his house.

Crime Watch: Tom had no reports of crime this year. Al Johnson reported his neighbors boat house was broken into and the contents were stolen. Tom reminded lake property owners that their property is vulnerable from the lake side, he recommended lights on the boat house.

Sunshine: Wanda Berry reported one card has been sent to Bob Halfpenny.

Park Gate Key: Tom has signed up 5 new members, he has 3 keys left and will need to buy some more soon.

Greater Lake Palestine Committee: Steve Ligon attended the last meeting and reported the game wardens were there asking anyone who sees "noodlers" along the shore to call the game wardens, they want to talk to them and make the "noodlers" aware of the regulations regarding their sport. The wardens ask for keys to the boat ramps at subdivisions around the lake, they already have a key to our boat ramp. This helps them to have greater access to the lake. They also covered regulations for jet skis. You can dial 1-800-GAMETIP to reach the game wardens or contact Steve Ligon for other numbers.

Technology: Mindy Johnson reported we are in the process of registering Three Points with Henderson county to collect property dues in accordance with HB3800 and we are working with the City of Berryville to build a website which will include a link to Three Points. She ask for anyone wanting to receive the minutes via email to be sure she has your email address. She can advise on internet providers in this area. We have ordinance restrictions which can be emailed. Tom requested all residents to make him aware when you see a new real estate sign. He wants to be sure the realtors and title companies are aware of our dues.

Treasures Report: Roberta Orchard reported that the annual report for 2012/2013 was mailed out to all property owners as well as the proposed budget for 2013/2014 with the notice of annual meeting. The current balance in the bank is \$4978.08 as of 9-1-2013. In February 2013 63 past due notices were mailed out at present there are 33 property owners with past due dues. On 8-20-2013 there were 5 liens filed at the Henderson County court house against property owners who are more than 3 years past due, \$21.11 for postage and filing fees has now been added to the dues they owe. The treasurers report was accepted as presented.

Beautification: Roberta thanked Sue Morgan, Denise Ligon and Megan Brooks for their help with keeping the flowerbed at the entrance looking good. She gave small gifts to each of them.

Election of Officers: Denise Ligon read the names of the slate of officers who were elected unanimously.

President - Tom Lynn
Vice President - Bob Maupin
Secretary - Wanda Berry
Treasurer - Roberta Orchard
Director - Sue Morgan
Director - Chad Crenshaw

New Business: Al Johnson reported a new website will cost no more than \$200 per year plus \$15 +tax per month. Tom said the directors will look at it in their meeting.

Door prizes were given out and the meeting was adjourned.

Submitted by Wanda Berry, Secretary