

Twelves Oaks Air Estates  
Board of Director's  
Meeting minutes

January 14, 2021

President Gronert called the meeting to order promptly at 1900 hrs. All Board Members were in attendance as were property owners Chuck Smith, Clarke Wilson, and B J Kirby. Hospitality Chairwomen Ashley Porter was also in attendance.

President Gronert distributed the agenda. Richard Low made the motion to accept the Agenda, seconded by Barry Rowlette. Motion carried by unanimously.

Secretary Gilbert read the December minutes into the Record.

Treasurer Richard Low gave the Financial report. Several Bills have come due and paid since the December meeting. we finished the year with approximately \$6100.00. The motion was made to Accept the report by Barry Rowlette and Seconded by Kevin Beck. The motion carried without objection.

Next item was the inventory of our equipment. Knute had passed our spare gate and sprinkler system parts to VP Kevin Beck, Mr. Beck is relocating them to the Associations Shed. Richard Low pointed out that we need to make inspection of the rubbing blocks on the gate chain a re-occurring agenda item as they need to be replaced regularly. Rob Radanof and Jerry Guess have volunteered to maintain the gate with Richard Low being the primary contact point for gate issues. Mr. Low will also look into how, where to acquire and if we have any surplus gate opener remotes. VP Kevin Beck is in possession of our archived records and will keep them in safe storage at his residence.

**NEW BUSINESS**

The new Runway committee is Kevin Beck, Chuck Smith and outside consultant Butch Vance. Mr. Vance restores Pasture land and has a great amount of experience growing Bahia Grass. The committee has responsibility for mowing, lighting, irrigation etc. of the runway.

Ms. Ashley Porter is taking over as Hospitality and Community relations Chairperson. Thanks to Kenn Thornton, out-going Chairperson, for her efforts in that position.

Richard Low passed around some information he received as to responsibilities of officers/directors in Homeowners Associations. Mr. Low also pointed out that the two-signature requirement on checks was not required by the bank. All the directors who will have check signing authority will have to go to the bank. Mr. Beck and President Gronert need to be added to the signing authority.

All directors must certify that they are versed in the governing Documents of the Association. This is a state requirement.

Treasurer Low is seeing to the release of lien for the Robbin's property.

There was some discussion as to the need to file federal tax returns or not. We are not required to as we have no taxable income. (Homeowner dues are non-taxable).

Board Meetings will be held on the First Thursday of the month. Normally at President Gronert's house at 7 PM.

Being no further Business before the Board, Motion to adjourn was made (Rowlette) and Seconded (Kevin Beck) at 1947 hrs. Motion carried without exception.

Respectfully Submitted,

Ben Gilbert  
Secretary