

COLE TURKEY ACRES MEMBERSHIP, INC.
MONTHLY BOARD MEETING
JULY 12, 2025 AT 9:00 AT THE CTA OFFICE

BOARD MEMBERS PRESENT: Dennis Johnson, Jeff Dunn, Harold Dunn, Rhonda Lucy, Paul Taylor, Pam Ballard

GUEST PRESENT: Tony Tinnell, Adam Fox, Ron Tadekin, Mark and Tammy Brand, James Dove, Theo Asbury

Dennis Johnson called the meeting to order at 9:00

Guest introductions

Pam Ballard read last month's Minutes

- Motion was made to accept minutes, seconded and all in favor.

Treasures report by Rhonda Lucy

- check acct balance as of June 30, 2025 is \$90,241.76, General Maintenance Saving \$25,567.05, Roads CD \$25,257.72, Water CD \$54,337.05.
- Motion to accept Treasures report, seconded and all in favor

Water Report by Jeff Dunn

- Will change locks on all well and put new lights on 3 well houses.
- Motion made to accept water Report, seconded and all in favor

Roads Report by Harold Dunn

- White truck is at Jasons for repair. Left brake is locking up and has a recall on it. Part is back ordered.
- Have an appointment for plow truck at transmission shop at Lincoln.
- Skid steer quick attach is worn out. Have it at Key Hydraulics for repair.
- Need to purchase an air impact wrench to have on hand for repairs. Need a ½" and 3/8". Cost about \$100 each. Motion made to spend up to \$250, seconded and all in favor.
- Still waiting on bid for patching roads.
- Motion made to accept Road Report, seconded and all in favor

Park Report by Paul Taylor

- Need to power wash and seal walkway
- Had a verbal conversation with Noble on use of ramp without paying. Need to send a letter to the homeowner (William Noble) and Paul Taylor to have a copy of that letter in his possession. His relative is a property owner of CTA but not Mike. Mike has been confronted twice in the past.
- Motion made to accept Park Report, seconded and all in favor

OLD BUSINESS

- Bylaw update on Section 5 paragraph 2. Once notified of an issue with property, the homeowner must notify the board that they have completed repairs to property.
- Have talked to Mike and Jane Stell about them charging our members for use of the dock on their property. We will need to set down with them to talk over the issues. A date of August 29th was set to meet with them.

NEW BUSINESS

- At the Annual meeting in June, it was voted to change the annual meeting from May to June and to have it the 3rd weekend in June due to Father's Day weekend. Actually Father's Day is the 3rd Sunday in June therefore we will make the annual meeting on the second Saturday in June unless Fathers Day lands on that weekend which should only be every 7 years.

Motion to adjourn at 9:37, seconded all in favor

Submitted by Pam Ballard, Board Secretary

10:35 AM

07/08/25

Cole Turkey Acres Membership Association Inc.

Reconciliation Detail

CNB - Checking, Period Ending 06/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						91,303.18
Cleared Transactions						
Checks and Payments - 8 items						
Check	06/04/2025	3843	Justin Balke	X	-1,660.00	-1,660.00
Check	06/10/2025	Auto P...	Co-Mo Electric Coop...	X	-720.05	-2,380.05
Check	06/13/2025	3845	Rhonda Lucy - Trea...	X	-120.23	-2,500.28
Check	06/13/2025	3844	Ozark Disposal Co.	X	-29.00	-2,529.28
Check	06/14/2025	3846	James (Casey) Walsh	X	-58.70	-2,587.98
Check	06/14/2025	3847	Harold Dunn	X	-25.30	-2,613.28
Check	06/20/2025	3848	Capital One	X	-152.39	-2,765.67
Check	06/24/2025	3850	Jeff Dunn - Water Di...	X	-302.07	-3,067.74
Total Checks and Payments					-3,067.74	-3,067.74
Deposits and Credits - 5 items						
Deposit	06/09/2025			X	510.00	510.00
Deposit	06/09/2025			X	873.20	1,383.20
Deposit	06/10/2025			X	13.22	1,396.42
Deposit	06/19/2025			X	430.00	1,826.42
Deposit	06/20/2025			X	179.90	2,006.32
Total Deposits and Credits					2,006.32	2,006.32
Total Cleared Transactions					-1,061.42	-1,061.42
Cleared Balance					-1,061.42	90,241.76
Uncleared Transactions						
Checks and Payments - 1 item						
Check	06/30/2025	3852	Paul Taylor		-156.69	-156.69
Total Checks and Payments					-156.69	-156.69
Total Uncleared Transactions					-156.69	-156.69
Register Balance as of 06/30/2025					-1,218.11	90,085.07
Ending Balance					-1,218.11	90,085.07

ROAD CD = 25,257.72
 WATER CD = 54,337.05
 GM SAVINGS = 25,567.06