

COLE TURKEY ACRES MEMBERSHIP ASSOCIATION, INC.
MONTHLY BOARD MEETING MINUTES
September 14, 2024 AT 9:00 AT THE CTA OFFICE

BOARD MEMBERS PRESENT: Dennis Johnson, Jeff Dunn, Harold Dunn, Pam Ballard, Rhonda Lucy and Matt Brawdy

GUEST PRESENT: Adam Fox, Ron Taddiken, Toni Tennell, Leonard and Teresa Vest, Theo Asbury, Clint Simpson, Teresa Rhoads, Paul Taylor

Dennis Johnson called meeting to order at 9:00

Pam Ballard read the July Annual Board Meeting Minutes (No meeting in August)

- A few corrections will be made as written.
- Motion was made to accept minutes, seconded and all in favor.

Treasures report by Rhonda Lucy

- As of 08/31/24 balance in General Checking account is \$69,350.62, Savings \$13,291.09 and CD of \$51,843.47
- CD was renewed at 4.71% for one year.
- Motion to accept Treasurer's report, Seconded and all in favor.

Water Report by Jeff Dunn

- Jeff is still looking for a replacement.
- Water repair will be done on Waterview so water will be off a couple hours at that time.
- If you feel you may have a water leak, please contact the water director and he will come and take a look.
- Motion made to accept water Report, seconded and all in favor

Roads Report by Harold Dunn

- Maintenance program started, Oil change on excavator and skid steer. Skid steer purchased around 2016 and it did have some metal shavings in the oil. Will run it through the Winter and look at the oil again in the spring. Harold plans on keeping a record of all maintenance so we will know when maintenance has been completed.
- Motion made to accept Road Report, seconded and all in favor

Parks Report by Matt Brawdy

- End of shelter house will need to have board replaced. Have volunteers to help with it.
- We have the buoys to put out but waiting on the CTA sign to put on it.
- Bathroom at Lone Star brough in \$42 this summer.
- In order to get a blue sticker for your boat, the homeower's name must be on the title to the trailer (TOD does not work)
- Teresa Vest ask that we put instructions with the sticker as to where the sticker needs to be placed.
- Motion Made to accept Parks Report, seconded and all in favor

OLD BUSINESS

- Lone Star Contract. DJ will get together with Mike to discuss a contract.
- Teresa Vest asked if we had discussed putting up a sign that there is no swimming on the walkway. How do we decide to put up a sign, is it voted on? There has been much discussion on swimming off of the walkway and it was previously discussed to put up a sign.
- Stop sign at Waterview and Escapade needs to be repaired as it was hit a couple days ago. Also, need a new sign at Booth and Waterview.

NEW BUSINESS

- Annual Boat Permit discussion. Teresa Rhoads sent a message that at Lakeridge Bay they pay \$100 annually for a permit to launch a boat. We currently charge \$40 annually and \$5 per day for someone outside our association to launch a boat. Association members are able to launch their boats without additional charge. Should we raise our charge to be more in line with what other HOA's are charging. Discussion as to whether the board can approve an increase or does it need to be brought to the membership. The Association made over \$4,000 from boat ramp fees this year. Honeybear membership is putting a gate across their ramp and no one outside their association will be allowed to use it. Motion was made to increase annual fee to \$75 and daily fee to \$10, seconded all in favor and no opposed.
- Teresa Vest brought up that realtors are advertising that homes in our neighborhood would be great rental property. We need to make sure that those that are renting/AirBNB/VRBO their homes out need to let the renters know that it will cost them to launch their boat. Dennis has been talking to an attorney out of Columbia that works with HOA's.
- A street light is needed at the park. The light is there but it must be out. Also, could put lights on the walkway. Matt will check to see if the light is out.
- August 28th the state of Missouri passed a law that HOA's cannot restrict residents from having up to 6 chickens. Must have at least 2/10ths of an acres. DJ will talk with the attorney about that. We can put restrictions on them as to the size and location of the chicken coupe possibly. No roosters are allowed.

Motion to adjourn at 9:44, seconded all in favor
Submitted by Pam Ballard, Secretary

9:15 AM

09/06/24

Cole Turkey Acres Membership Association Inc.

Reconciliation Detail

CNB - Checking, Period Ending 08/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						76,922.52
Cleared Transactions						
Checks and Payments - 10 items						
Bill Pmt -Check	07/30/2024	3773	US Postmaster	X	-5.58	-5.58
Bill Pmt -Check	08/12/2024	3774	Mike Keith Insuranc...	X	-5,919.00	-5,924.58
Bill Pmt -Check	08/12/2024	Auto P...	Co-Mo Electric Coop...	X	-771.92	-6,696.50
Bill Pmt -Check	08/12/2024	3777	Jeff Dunn - Water Di...	X	-298.07	-6,994.57
Bill Pmt -Check	08/12/2024	3775	Benton County Tire	X	-186.00	-7,180.57
Bill Pmt -Check	08/12/2024	3776	Rhonda Lucy - Trea...	X	-118.30	-7,298.87
Bill Pmt -Check	08/12/2024	3778	Ozark Disposal Co.	X	-29.00	-7,327.87
Bill Pmt -Check	08/17/2024	3780	Bomgaars	X	-173.21	-7,501.08
Bill Pmt -Check	08/22/2024	3782	Jeff Dunn - Water Di...	X	-119.00	-7,620.08
Bill Pmt -Check	08/22/2024	3781	Capital One	X	-29.65	-7,649.73
Total Checks and Payments					-7,649.73	-7,649.73
Deposits and Credits - 2 items						
Deposit	08/08/2024			X	8.83	8.83
Deposit	08/12/2024			X	69.00	77.83
Total Deposits and Credits					77.83	77.83
Total Cleared Transactions					-7,571.90	-7,571.90
Cleared Balance					-7,571.90	69,350.62
Uncleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	05/07/2023		Jeff Dunn - Water Di...		-2.00	-2.00
Total Checks and Payments					-2.00	-2.00
Deposits and Credits - 1 item						
Deposit	08/12/2024				69.00	69.00
Total Deposits and Credits					69.00	69.00
Total Uncleared Transactions					67.00	67.00
Register Balance as of 08/31/2024					-7,504.90	69,417.62
Ending Balance					-7,504.90	69,417.62

CD = 51,843.47
 Savings 13,291.09