

COLE TURKEY ACRES MEMBERSHIP, INC.
MONTHLY BOARD MEETING
FEBRUARY 14, 2026 AT 10:00 AT THE CTA OFFICE

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

GUEST PRESENT: Adam Fox, Theo Asbury, Amanda and Donnie Bateman

Dennis Johnson called the meeting to order at 10:00

Pam Ballard read last month's Minutes

- Motion was made to accept minutes with a few corrections, seconded and all in favor.

Treasures report by Rhonda Lucy

- Checking acct balance as of January 31, 2026 is \$63,254.54, General Maintenance Saving \$25,573.49, Roads CD \$25,518.10, Water CD \$55,152.09.
- Motion to accept Treasures report, seconded and all in favor

Water Report by Jeff Dunn

- Couple of leaks (on Waterview and Curry house) and need to find Ballard shutoff.
- 3 water tanks need to be painted (About 1300 sq ft. of DTM satin) Paul will get paint and it will be rolled on. Will do in early spring or late fall. 200-300 sq ft per gallon.
- Jeff Nations resigned from water
- Motion made to accept water Report, seconded and all in favor

Roads Report by Harold Dunn

- Trucks are all running but still need a little work.
- Harold will get ahold of paving guys and get an idea of how much we can get paved this year. Will try to get a little more than originally planned since we are into the 3rd year. To extend up Waterview from where they stopped to hopefully up by Jaekels.
- Motion made to accept Road Report, seconded and all in favor

Park Report by Paul Taylor

- Buoys are moving a bit and will keep an eye on them and if they continue to move, we will tie them down until spring. They are being held by a 5 gallon bucket on concrete and will possibly all another 5 gallon bucket.
- Bathrooms will be opened back up by snagging season.
- Sseawall by boat ramp needs some rip rap or big rocks to hold the bank. Possibly put a wing wall by the ramp.
- Will possibly work on redecking the walkway on the swim deck at the park while the water is down.
- Motion made to accept Park Report, seconded and all in favor

OLD BUSINESS

- Will add boat ramp fees due from guests or relatives of members to their annual billing if guest or relative does not pay the fee. Send letter with the CTA dues statement explaining what the fee is for.
- One-way signs to be put up on Booth and Shadow Lane.
- Set up a special meeting to rewrite the bylaws. Meet after March monthly board meeting.

NEW BUSINESS

- Luke Beaman is selling some of the lots on Escapade. They want to be hooked to our water. CTA can get water part of the way up Escapade but not all the way without a new well.
- Luke also wants to burn off that property. He will get ahold of conservation department for a controlled burn.
- Dues increase: One lot with house \$349 last year to \$388 this year (15%).
- Budget was increased approx. 15% for 2026.
- Credit card from the bank needs a lot of personal information. Rhonda to check into a debit card.
- Road CD matures in March so will pull it out for now and can put back in if it does not get used.
- Bathroom donations last year \$51.
- Will add VENMO as payment method this year for billing.

Motion to adjourn at 10:21, seconded all in favor

Submitted by Pam Ballard, Board Secretary

Cole Turkey Acres Membership Association Inc.
Reconciliation Detail
CNB - Checking, Period Ending 01/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						66,741.43
Cleared Transactions						
Checks and Payments - 11 items						
Check	12/30/2025	3894	MFA Oil Co.	X	-862.60	-862.60
Check	12/30/2025	3893	Missouri Rural Wate...	X	-325.00	-1,187.60
Check	01/06/2026	3895	Jeff Dunn - Water Di...	X	-334.91	-1,522.51
Check	01/06/2026	3896	Benton Co Enterpris...	X	-32.73	-1,555.24
Check	01/08/2026	3897	H&C Plumbing	X	-375.00	-1,930.24
Check	01/10/2026	Autopay	Co-Mo Electric Coop...	X	-776.80	-2,707.04
Check	01/14/2026	3899	Missouri Dept of Nat...	X	-300.00	-3,007.04
Check	01/14/2026	3898	O'Reilly Auto Parts	X	-253.58	-3,260.62
Check	01/15/2026	3901	US Postmaster	X	-234.00	-3,494.62
Check	01/15/2026	3900	Benton Co Enterpris...	X	-64.46	-3,559.08
Check	01/21/2026	3902	Pam Ballard - Sec.	X	-19.50	-3,578.58
Total Checks and Payments					-3,578.58	-3,578.58
Deposits and Credits - 2 items						
Deposit	01/15/2026			X	7.69	7.69
Deposit	01/15/2026			X	84.00	91.69
Total Deposits and Credits					91.69	91.69
Total Cleared Transactions					-3,486.89	-3,486.89
Cleared Balance					-3,486.89	63,254.54
Uncleared Transactions						
Checks and Payments - 2 items						
Check	01/30/2026	3903	USABlueBook		-203.41	-203.41
Check	01/30/2026	3904	Rhonda Lucy - Trea...		-135.21	-338.62
Total Checks and Payments					-338.62	-338.62
Total Uncleared Transactions					-338.62	-338.62
Register Balance as of 01/31/2026					-3,825.51	62,915.92
Ending Balance					-3,825.51	62,915.92

ROAD CD = 25,518.10
 WATER CD = 55,152.09
 SAVINGS = 25,573.49