

TREASURE LAKE PROPERTY CONTROL COMMITTEE MINUTES

February 4, 2020

IN ATTENDANCE

Committee Members: Joe Ruff, Chairperson
Ann Irvine and Paul Miller

Absent: John Overdorf and Sarah Ignatius

TLPOA Staff: Connie Conner, Property Control Officer (PCO), Sandy Levine, General Office Assistant (GOA)

REVIEW MINUTES OF LAST MEETING

Minutes were approved as written.

OLD BUSINESS

The PCO informed the Property Control Committee (PCC) that all of Property Control minutes and the table of contents have been updated on the Treasure Lake website.

A property owner believes their vacant lot that is adjacent to their house is unbuildable because it is located next to the breast of a dam. After recently having their lots surveyed, it was discovered that their house is built over the property line onto their vacant lot. Based on the results of the survey map the PCC determined that the lot was already built upon. The Committee suggested the owner might want to consider having their lots consolidated. The PCO will notify the owner.

There was discussion regarding private property entry. It has been determined by the BOD and management that a new policy should be implemented specifically addressing the issue. Although this issue is mainly relevant to Property Control and Security, it does apply to other departments as well. The PCC Chair will contact the Safety and Security Committee Chair and the General Manager to discuss the appropriate placement of this proposed new policy.

NEW BUSINESS

The PCC discussed revision of Policy P-12 Signs (Property for Sale, Real Estate, Contractor, Commercial, Directional and Amenity). The PCO will make a draft of the discussed revisions for the next PCC meeting for final review before being sent to the Board of Directors.

Policy P-24: 'Outdoor Energy Producing Structures & Fuel Storage Tanks' will be reviewed and discussed for revisions at the next meeting.

There was discussion pertaining to removing Property Control from shared Security polices P-14/S-18 and P-16/S-26 as these are customarily enforced by Security. The PCC Chair will contact the Safety and Security Committee Chair regarding this recommendation.

The PCO mentioned to the Committee that in 2019 (January-December) there were approximately 309 Property Control warning non-compliance letters sent out. Approximately 17% of those violations resulted in fines showing that most owners respond to warning requests.

In 2019 (January-December), there were 163 homes sold and 101 vacant lots based on resale requests processed by the PCO. The vacant lots include Cayman Landing property. These numbers are approximate since a few sales were not finalized.

APPLICATIONS SUBMITTED TO PCO FOR APPROVAL

Section 19	Lot 461	Shed	PCO	Approved
Section 15	Lot 204	Roof Replacement	PCO	Approved
Section 16	Lot 566	Roof Replacement	PCO	Approved

APPLICATIONS SUBMITTED TO COMMITTEE FOR REVIEW AND APPROVAL

Section 14C	Lot 728	New Home	PCC	Approved
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MEETING ADJOURNED

The next PCC meeting will be held on Tuesday, February 18, 2020 at 9:30 AM at the TLPOA Office.

Signed:

William J. Ruff, Chairperson