

TSHOA BOARD MEETING

August 9, 2022

Attendees: Ted Jackman, Dorothy Bryson, Kevin Curtis, Jerry Kite, Steve Bunker, Rich Wells – TPM,
Laureen Curtis – Secretary

Conducting: Ted Jackman

Prayer: Dorothy Bryson

1. Jessica and Sylvan from Utopia came to answer questions about fiber installation. They were asked how close they needed to dig and how deep the holes would be. The answer was every 100 to 150 feet and 24" deep. Once work is done for each section they will fill back in. There could be some settling after. We were asked if we wanted to standardize the installation to each unit. We will discuss later. The lines will go between two homes and then branch to individual homes that sign up for the service. Do we want Rich to be the contact for repairs and problems that come up, such as broken sprinkler lines? We will discuss later. Once the work begins it will take approximately 3 to 4 weeks to complete. We dismissed Jessica and Sylvan and thanked them for their visit. Because the work will most likely occur after the sprinklers are turned off for the season, we may not know about sprinkler repairs needed until next year when the water is turned on again. We discussed that we will have frustrated neighbors and it will probably take longer than planned, but will be a needed addition. We voted to have the fiber installed.
2. Dorothy was welcomed as our newest board member. Her experience will be a great asset to our board. Ted asked her to put out newsletters on a regular basis to keep neighbors informed.
3. Rich went over our expenses for last month. Major expenses were LD landscaping for bush trimming. The swimming pool operations bill was for 2 months work. We are over budget on water and pool repairs, but overall we are on track to stay within budget. Motion to approve budget was passed.
4. Jerry reported that Leo will be here Thursday to complete checking each watering zone. There are 183 zones. Kevin added that since we are most likely past the 100 degree temperature days he will reduce water usage for sprinklers by 1/3.
5. Steve was asked to be in charge of pool, tennis court and playground. We need to replace a section of torn screen on south side of tennis court. The cover on the playground will need to be replaced next spring. Steve asked if a vendor list could be put together so we know who can reach out to for services.
6. Kevin reported that the necrotic ring treatment seems to be working and suggested that we commit to have another treatment next spring. This was approved. He will reach out to Paul to arrange that. Kevin also offered to have a professional sign made for the club house door asking neighbors not to use that door to enter the pool area.
7. It was suggested that we think of improvements, replacements, etc. to budget for as we get close to needing to put together a new budget.
8. A tree was removed behind Cragun's home, the ground was leveled and lawn planted. It looks very nice. Trees were also removed near the Varney and Fortner homes. We need to plant some grass behind the Bean's home.
9. Plumber repairs for the urinal and pool shower have been scheduled.

10. Meeting adjourned at 5:45 until Sept. 13 at 4:30.