

TSHOA BOARD MEETING

February 8, 2022

Attendees: Ted Jackman, Jerry Kite, Kevin Curtis, Steve Bunker, Rich Wells, Laureen Curtis, Deb Rodebaugh, Nancy Read

Conducting: Ted Jackman

Prayer: Jerry Kite

1. Minutes from January 4th 2022 meeting were approved.
2. Deb Rodebaugh was invited to come and give some suggestions on replacing bushes and shrubs so we can budget for them. Her first suggestion was to stop watering with drip system along fence lines. Those shrubs get enough water from the regular sprinklers and the extra water encourages weeds. As shrubs die along the fence line we should just let grass grow in and even consider removing some of the shrubs along fence lines and planting grass. She also suggested that some berms be removed and grass added to those areas – beginning with the berm in front of the clubhouse and across the street from the clubhouse. They are overgrown and full of weeds. The berm on the corner of Dorothy Bryson's home needs to be reduced. Several berms in neighborhood are not hiding utility boxes and we could consider removing them. Deb was asked to put together a list of priorities. Also some trees along the tennis court are dead and need to be removed.
3. Nancy Read was invited to come and talk to us about activities for the coming year. We decided that our clean sweep would be held on Saturday, May 14th. It was suggested that we offer to have a trailer again to haul off junk. We moved to also have a fall social and a Christmas social. Nancy pointed out that the lights on the clubhouse need to be changed to come on later now that the sun is setting later. Nancy and Deb were thanked and excused.
4. Rich reported that we have two extra insurance payments in January that are a yearly cost. The rest was our usual bills. He agreed to get more information about our water bill to see if we are being charged correctly.
5. Steve reported that one of our CD's will mature in April. We will talk next meeting and decide what to do with it. We also discussed the need to resign new signature cards at America First, since we have a new board member. Rich will submit Steve's name and then Laureen will go in with board member names and board meeting notes. At that time everyone can go in and sign.
6. We have \$4800 budgeted for trees and tree trimming. Ted would like to meet with the tree trimmers soon.
7. Kevin reported on the necrotic ring. He is meeting with Paul this week to walk the property and see how much needs to be treated and when to begin. Paul will then give us a bid to treat. Kevin will report next month on findings.
8. There is a wind break screen that is torn on the tennis court. Steve will take care of getting a new one. We will replace only the south side and will replace it with a similar screen that we currently have.
9. We have a bill from the county for the pool. There is a new requirement for a flow meter. This is a one time charge of \$900 and must be completed by the end of the year. This wasn't planned in the budget, but would qualify for a capital repair from the reserve account. We decided to delay adding this, but will comply by the end of the year.

10. Water extenders are needed for a few areas of the HOA. There are many drippers that can be eliminated, including those around homes. However, it was pointed out that those dripper systems are the property of each homeowner and we have no control over them. We could let homeowners know that they can be removed and offer to share Leo's contact information to do this work. If drippers are removed, then the regulators wouldn't have to be installed. Jerry will begin talking to homeowners to see who might be willing.
11. There are some lawn areas that need sprinklers to be redone – one is the south side of Sharlee's home. If we notice any areas, please let Jerry know. When the water comes on in a few months Jerry and Kevin will work together to resolve the issues.
12. We got a contract from Luis for mow, edge and blow. He didn't raise his rates from last year. (\$600 per visit) Contract includes 4 prune and trim during season. They will also trim along the outside perimeter of property for additional \$400
13. We need to continue to trim shrubs next to fence on West side of HOA. They are pushing against the fences. We need to get an expert to address it.
14. There have been several problems with dogs lately. We will have Dorothy add the information in our CC&R's regarding dogs and fines for dogs in our next newsletter. We need to identify any neighbors who do not use email and get them a paper copy of the newsletter.
15. The Bonner family does not have a key to the clubhouse/pool. Steve will get them one.
16. We have \$4,000 in site improvement in the budget that can be used to grind/repair sidewalks this year. Several areas need to be done. There are some sidewalk areas outside the perimeter of the HOA that need to be repaired. This is the city's responsibility.
17. Meeting was adjourned at 6:00 until Tuesday, March 8th at 4:30.