

TSHOA BOARD MEETING
March 8,2022

Attendees: Ted Jackman, Jerry Kite, Steve Bunker, Kevin Curtis, Rich Wells, Laureen Curtis

Conducting: Ted Jackman

Prayer: Steve Bunker

1. Before approving minutes from February, Ted went over some action items from those minutes to review and report on. We need to verify with Luis that valves have been turned off before water is turned back on. We are not sure when water will be turned on – it may be later than normal due to the drought. Cedar Hills City is having a city clean up day on April 23rd and April 30th. They will have dumpsters available on those dates. We discussed the possibility of changing our clean sweep day to match one of those dates, but decided to stay with May 14th as the weather will most likely be better. We could, however, bring in trailers in the week leading up to those dates for neighbors to put items to go to the dumpster. Ted also reminded us that each home is given two dump passes by the city each year. If anyone isn't using theirs, he encourages us to give them to him to use on clean sweep day. John Cragun wants to pay to have some plants replaced in his back yard. We followed up our discussion on the berms in the neighborhood. It was suggested that the berm at Wolthius' home could be removed. If we decide to remove the berm in front of the clubhouse, we should budget for it next year.
2. Minutes from February were approved.
3. Rich reported on finances. There were no unusual expenses. Gate expense was the annual fee for Door King. There was an additional insurance policy which was paid in February.
4. Steve put together a spreadsheet on our water usage and charges from the city. Our sewer rate doubled last March. The water usage isn't making sense to us. We need to learn where the meter is so we can track ourselves. Steve will find out where it is. Jerry will call city for more clarity on water usage.
5. Rich has sent information to America First about the change in board members. Laureen will take a copy of minutes and list of board members to them this week and then will email board members so each can go in and sign new signature cards.
6. We need to send out a letter – or add to newsletter – a notice to contact Ted if homeowners want to have drippers removed by Luis. We can give homeowners his info.
7. Luis has added a fee of \$400 to trim exterior of property. We aren't sure if this is a cost per trimming, or if it is for multiple trimmings.
8. Kevin reported on the necrotic ring problem. He met with Paul and they walked the property. Paul suggested 2 applications this spring as soon as the ground is 64 degrees. The applications need to be 4 weeks apart and watering will need to be carefully applied. The cost is \$2,150 for each application for a total of \$4,300 for this year. The application will probably need to be repeated for two years. Some areas will also need to be reseeded with perennial rye seed. Rich shared that Paul has treated other properties and after a few years they are looking better. The motion was passed to move forward with treatment. It was suggested that we invest in an inexpensive spreader for the seeding so that it is applied evenly.
9. Tree trimming. We want to get bids from a few companies, including Davey Tree and Peterson Tree.
10. Ted suggested getting a price on repairing sidewalks – both grinding edges and lifting. We will need to have some tree roots cut to avoid more damage to sidewalks.
11. As follow up on CC&R board memorandums. Kevin will look at it and give recommendations for next month on what he thinks should be revised and given to homeowners to add to binders.

12. We will ask Dorothy to send out a newsletter soon and also include information about dogs in it.
13. Meeting adjourned at 5:30 until Tuesday, April 12th at 4:30.

Action Items:

Jerry – Contact city for clarity on water usage

Steve – Find out where water meter is located.

Laureen – Take information to America First and then email board members so each can go in and sign new signature cards.

Kevin – look over board memorandums and prepare to give report at next meeting

Ted – work with Dorothy on information for newsletter, including information about dripper removal and dogs in the neighborhood.

Who will get information on sidewalk repair?

Who will talk to Luis about price for trimming perimeter of property? (per trimming – or per year?)