

TSHOA BOARD MEETING

July 12, 2022

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

Conducting: Ted Jackman

Prayer: Kevin Curtis

1. Minutes for May 31 meeting approved. (July meeting)
2. Jessica and Melinda from Utopia visited our meeting to explain proposed installation of fiber in our neighborhood. They explained this would include dedicated fiber line to each home for a cost of \$30 per home per month if the homeowner chooses to use it. Questions were asked about how long it would take to install, what the process would include and what would happen if damage was caused to water lines, sidewalks, other places in HOA. They assured us that repairs would be taken care of within 48 hours of notice. We asked them to give us references for other HOA's that have been installed so we could speak with them about their experience. We also asked if an engineer could come and talk to us about the design plan. Jessica and Melinda were thanked and excused. Discussion included the fact that it would be a mess while they install but could help with resell values. If we decide to go ahead with install we would need to explain details to residents so they know what to expect. We are sure we will have some costs for repairs from this and the question was asked if they would reimburse us for those costs. If the rest of Cedar Hills is having the Utopia fiber installed we would need to do so also to allow residents with the option of using it.
3. Behind the Cragun home a tree was removed. We had a discussion about what to do with the ground surrounding this area. Ted would prefer to level it and put in grass so it could be mowed. Jerry made a motion to put in grass unless it is too expensive to remove the soil. If it is, we will put in plants and flowers. Kevin asked that the grass match what we already have so it would blend in.
4. We discussed the project Sharlee Doxey proposed last month. Jerry spent quite a bit of time going over the bylaws and found that this project would violate those bylaws. Rich also spoke with an attorney and he agreed that the area can't be used for private use and that it would set a precedent for other home owners to do similar things. Ted and Jerry will speak to her and explain this to her.
5. Finances for June – Rich explained that most expenses were for landscaping, necrotic ring treatment and swimming pool. The repairs for the swimming pool will appear in the July budget. Our budget looks good and we are on track. The budget was approved.
6. Swimming pool – some plumbing repairs are needed on the shower and in the men's restroom. Rich will assign someone to do those repairs.
7. Kevin replaced the center strap on the tennis net. Steve will report on the wind screen next month.
8. Both treatments for necrotic ring have been applied for this year. We may not know if they are effective until next year. They just finished a broadleaf treatment on lawns. Even though we are having high temperatures, the lawns are doing quite well.
9. Ted met with the Cedar Hills mayor yesterday. They discussed our watering, a cross walk and a car that has been parked for 7 months behind the Kite home.

10. There is an overgrown evergreen tree in Maureen Varney's yard that needs to be removed. We will get a bid from Luis to do that work.
11. Meeting adjourned at 5:35 until August 9 at 4:30.