

TSHOA BOAR MEETING
September 13, 2022

Attendees: Ted Jackman, Jerry Kite, Laureen Curtis, Dorothy Bryson, Kevin Curtis, Rich Wells. Steve Bunker excused

Conducting: Ted Jackman

Prayer: Jerry Kite

1. Minutes from the August 9, 2022 meeting were approved.
2. Rich reported that there were no out of the ordinary expenses for last month. The major expenses were for landscaping and yard care and pool care . Rich pointed out that we are off budget on pool chemicals because they have doubled in the past year. We are currently about \$2,800 under budget overall for the year. It was suggested that we use some of that money to begin concrete lifting and grinding.
3. Utopia will most likely not begin work in our HOA for about 6 months.
4. There are some broken water pipe problems throughout the HOA. There is one behind the Curtis' home and behind the Bean home. We discussed the need for a 10-year plan to add no-water landscaping to areas. We would want professionals to come up with a masert plan and begin with common areas near the Clubhouse.
5. We have been using Leo more often for repairs. He does a great job and is quick. We need to make sure we budget for his services for the coming fiscal year.
6. Repairs to the tennis court screen will be a little over \$500. The court will eventually need to be resurfaced as it is showing wear. Kevin offered to take over responsibility for the tennis court as he uses it occasionally and has an interest in preserving it. We discussed turning the court into two pickleball courts since it is rarely used for tennis anymore.
7. Jerry asked if we could budget to have a walkway extend from the shed to the sidewalk for ease in getting tools in and out of the shed.
8. We discussed Board Positions for the election in November. Kevin and Jerry have one more year on their terms, Steve has two years left. This year both Dorothy and Ted's positions are open. It was proposed that both Ted and Dorothy are put on the ballot to continue to serve. Dorothy will put a notice in the next newsletter that positions are open if anyone has a desire to serve and to let a board member know.
9. Next year's budget needs to include grub control, necrotic ring treatment, and fertilization added to the lawn care. There are three trees that are possibly needing to be removed and replaced next year – next to the Bonner's home, Reis home and Kay home. We have quite a bit of concrete lifting and grinding that needs to occur. There is roof and tile repair that needs to happen on the back corner of the clubhouse. Rich contacted a roofing company to come and give us a bid on that. We also need to budget for tennis court preventive care, re-stripping the parking areas, painting of curbing and fire hydrants. We could ask Ron Forstner if he would be willing to do the curb painting as he has done it in the past. We discussed whether member dues need to be increased, but no decision was made. Kevin will put together a power point presentation for our annual meeting.
10. Water will be turned off early this year on September 30th.
11. Meeting adjourned at 5:50 until Tuesday, October 11th at 4:30.