

## TSHOA BOARD MEETING

April 11, 2023

Attendees: Kevin Curtis, Ted Jackman, Jerry Kite, Dorothy Bryson, Rich Wells

Scribe: Lauren Curtis

Conducting: Kevin

Prayer: Kevin

Water: Water should be turned on at the end of the week or next week. Jerry needs to know who's dripper system is to stay on. One homeowner has threatened to sue over the dripper system and his ability to water new plants. Kevin looked through CC&R's and the HOA owns the dripper system. Do we have the right to go ahead with our plans? In 2009 limited gardening rules the homeowners were told they could hand water anything with hose. Jerry noted that here is a dripper zone that is not connected. Rich pointed out that we own the dripper system and it is like a rental property - you have to abide by the rules of rental. It is like we are renting the dripper system. If a plant dies, we replace the plant if it is around the perimeter, if a homeowner wants to replace a plant or plant their own it is at their expense. If one of their plants dies because it wasn't watered, it is the homeowner's responsibility. We can't prove that the landscaping company cuts a dripper line if it happens. We went over the agreement as written right now. Wondering if we can enforce it. We could talk to Art Christean about legality. An alternative would be to have Leo inspect after each trimming. We will need to redo the agreement. Kevin will change the agreement and simplify the agreement decision guide. If someone is threatening to sue over a dripper line, we need to just disconnect them.

The agreement will be changed to reflect the HOA has control of the water schedule, not the homeowner. We will agree as a board to have Leo check lines after trimming, but we will not let homeowners know this - they will still be responsible for lines. Maureen Varney wants an area between sidewalk and home watered. She will have to do it by hand. Need to put a 360 degree sprinkler in at Mike Sherrod's home. Need to remind homeowners to put in pressure regulators.

Utopia came in and put in lines, but are not totally through. Jerry told them that when water is turned on we want any leaks fixed. They brought over flags to put out on problem areas. They will fix all broken lines.

City will put in 13 meters where we have the rock meters.

Ted - crack seal project. Rich has asked 2 companies for bids, they should come in a few days. Since this needs to be done as soon as possible the board passed a resolution to let Rich and Ted make a decision on the company to use and move ahead. Motion passed unanimously  
Lawn, bush and trees - had Luis come a few weeks ago. He is trimming between bushes and fences. The basin needs to be cleaned out.

Pool maintenance - is in process of being done. It will be ready when the pool opens. Rich asked the pool guy to do a better job of cleaning up after doing work .

Fire hydrants have been painted and lines are striped.

Dorothy will ready a newsletter that will include a new agreement for sprinklers. It will also have an updated HOA directory from Lauren to send out.

Berm behind Craguns will be taken out. Ted will remove concrete and Luis will haul away. They will level out and plant grass. Berm in front of Wolthius' home could be easily removed. We will talk more about berm plans next month.

Clean sweep day - Annette will chair the luncheon. We will discuss details next month.

Rich - minimal expense month. Cannon unit paid 4 months delinquent account today. Kevin asked Rich to send a letter to Hugh and Bonnie Cannon saying that per the CC&R's no homeowners can be the owner of more than one home and ask them to take care of it within the next 30 days.

Steve went to the credit union and put \$50,000 into a CD for 12 months.

Sharon Reis wants the stump in her front lawn removed and she will replace the tree at her own expense. Motion passed to let her plant a new tree. Stumps will come out this week. (Bonner home as well) Gary Justus wants his tree replaced in berm.

Asked Rich to get spare parts for the gate from the gate guy.

Neighborhood issues:

Gary Justus went to a specialist. He has ruptured discs and is in a lot of pain.

Moomey's will be moving in at the end of month.

Minutes for March meeting were approved unanimously

Meeting adjourned at 5:50 until May 9th at 4:30