

TSHOA BOARD MEETING
May 9, 2023

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

Scribe: Laureen Curtis

Conducting: Kevin

Prayer: Dorothy

Minutes from the April 11 meeting were approved.

Assignments from last meeting:

Ted - crack seal. Got 2 bids with \$400 difference. He will contact both and see if one can do it soon. If comparable we will go with the least expensive. Try to complete it in 2-3 weeks.

Kevin is still working on a rental agreement for the clubhouse.

Laureen sent an updated directory, but we have a few changes. Will send it to Dorothy to attach to the newsletter.

Rich - check to see if he sent a letter to Cannons about owning two homes.

Ted - Gary Justus tree. Ted will talk to him about placing one in berm. We approved Sharon Reis getting a tree if she pays for it. Suggested flowering pear.

Ted will make call to get spare parts for gate.

Ted - grind stumps - done tree was also removed at Wilhites home

Neighborhood Report - Moomeys have moved in. Curtis' will take the binder to them. Sherrie Kite is ill.

Steve - financial report. Put \$52,000 in a bump account. We were charged \$508 to replace street lights. Planned 1200 for spring cleanup. One month of mow, edge and blow planned 2,000. We were charged \$4160.

Steve - dripper system agreement - some missing agreements. Bests and Craguns have changed their mind. They do want to keep drippers.

Kevin will put together a list. He will also make a list of those that want to trim their own bushes - Sharlee, Deb, Kevin, Jerry, Ted. How do we let Luis know who he should not trim? Kevin will get a map and indicate homes not to trim.

Dorothy - clean sweep day, May 20th. We will have a 10:30 start time. Annette Longman will oversee the luncheon. Dorothy would like 2 long tables set up along the sidewalk and 5 round tables set up before cleaning. We also need to get the grill out for hotdogs. The pool area will need to be cleaned and a deep cleaning of the clubhouse. The tennis court also needs cleanup. Need large trash cans for the tennis court area. Clean windows and doors. Bathrooms.

Dorothy will get a newsletter ready to send with an updated Directory attached. Kevin would like information about necrotic ring sent separately so people will hopefully pay attention.

Moomey's would like to put a flagpole in their front yard and also want a gazebo in backyard. We will discuss it later.

Jerry - sprinkler system - Controllers 1-5 have been tripping almost every day. Had an electrician look at them. Found several problems and made repairs. They are on now, so are hopefully fixed. Tested lines yesterday and water was coming up through the sidewalk next to the clubhouse. Had Utopia come out, but it was not where they had worked. Leo dug down and found that a root from the tree has broken a pipe right under the sidewalk. Someone is supposed to come tomorrow to fix it. Rock by Wilhites home keeps leaking. These are extra expenses that we had not planned on. Utopia fixed about a dozen places that they had damaged while digging for cable.

Conduit was cut behind Sharlee's - it has been fixed, but we need to bury it so it won't be cut again. Pressure reducers need to be placed on homes where dripper systems will be kept.

The playground needs attention - the slide is broken and the cover is gone. We should replace the slide soon.

Someone living with Wolthuis' has a large dog that is leaving deposits. Jenny Cannon's dog also is a problem. He is killing the grass behind her home. We need to set a rule about 20 pounds as max for pets if not in CC&R's. We will send a warning to them and then have Rich send a fine.

Dorothy commented that pool rules are too long, and most people are not reading them. She will condense them and send them to us for review before adding them to the newsletter.

The pool is on schedule and will be ready to open Memorial Day weekend. The inspection will happen soon.

Ted talked to Julia Pederson about the dying plants along the fence line and exposure from the street. We have an obligation to provide privacy. Ted will look into what plants will work. Also, there is some area behind Bean's home that needs some plants.

Necrotic ring will be treated as soon as the ground is 64 degrees.

Some berms need a few extra plants. Some are in need of mulch (in front of clubhouse) Most are OK as they are. Wolthuis & Bunker small berms could come out. We could do this during clean sweep day.

Most berms are needed to help hide poles or electrical boxes. Ted will tell Wolthuis' that we will remove berm and put sod in.

Summer board meeting - Our next Board meeting will be Tuesday, June 27th at 6:00. It will count for June and July. We will also meet August 15th at 6:00.

Adjourned at 7:30 until July 27th

Assignments:

Laureen – Send updated Directory to Dorothy

Dorothy – Prepare Newsletter and send to board members for review. Condense Pool rules and send to Board members for review. Make sure we have all cleaning supplies needed for clean sweep day.

Kevin – prepare rental agreement for clubhouse rentals. Prepare list of homes to remove dripper systems. Also prepare list of homes that need regulators for drippers and give to Jerry. Prepare map for Luis to let him know which homes will trim their own bushes.

Ted – Talk to Gary Justus about tree to plant in berm. Talk to Wolthuis' about taking out berm and replacing with grass. Talk to crack seal companies and contract one of them to complete work. Work with Sharon Reis on replacement tree in her front yard.

Jerry – continue to work with Luis and Leo to get sprinklers functioning correctly. Get large garbage can for tennis court clean up on Clean Sweep day. Get regulators on dripper systems that will be used.

Rich – send letter to Cannon's about owning two homes in HOA. Send warning letters to Wolthuis and Jenny Cannon about dog problem. Fines will be assessed if problems continue.

Board members – discuss Moomey's request for flag pole and gazebo. Make decision on repairing or replacing slide in playground.