

TSHOA BOARD MEETING

June 27, 2023

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

Motion made to move board meetings to Mondays at 4:30. (If that works with Steve's schedule)
Next meeting would be Monday, August 7th

Minutes were approved for May meeting

Rich: Financials - Overall collection is good, but one homeowner has missed 2 months.
Expenses were typical for May. No pool expenses have come in yet.

Moomeys were invited to come and present some plans they wanted for their yard. They are a flagpole and gazebo . The flagpole is collapsible. Maximum is 25 feet. Location they would like is toward front of house or on the left side toward the back. Ted asked if they would consider putting it in front of the clubhouse. They would be asking for a variance of rules to do this. Kevin explained that it is common area and it would set a precedent for others to do the same and then we might have problems with different types of flags.

For the gazebo, it needs to be attached to the home as a permanent structure. He asked about having a yard sale. He was told that it was not allowed. He offered to redo the lines of the tennis court. Kevin proposed that we give Ron an assignment to give us a cost for court paint and we move forward with this. He accepted the assignment. After he was excused the board further considered his proposal. The decision was made that we won't make an exception. They can have one flown from their home, as other neighbors do. Kevin will inform them of board decision.

Dorothy - clean sweep day was very successful. Next activity is Labor Day breakfast from 8-10.

Pool clock has been requested. Board OK'd purchase. The pool area is dark. We need to reset the lights on the clubhouse so they are on until 10:30. A few of the flood lights around clubhouse are broken and need to be repaired.

Playground - Ted wanted to use a belt sander to smooth off wood. We can rent one, or we could ask homeowners if anyone has one. Jerry and Ted talked to Leo about doing the sanding and painting of the playground. We will rent a sander and have Leo do the work on his normal work day. Ted will take the assignment to get the equipment. We will also need to get paint or stain. We will also get a price for a load of bark to add.

Catch basin. Ted and Leo took covers off the grating. They had to dig out mud. There is more mud to remove. Ted and Leo will work on it until it is done.

Berms and mulch. Ted suggests that this year we don't do anything on berms. Ted would like to add mulch for clubhouse and entry berms. He suggested getting it from the landfill for approx \$30 per load. Board approved \$60 for mulch and another \$100 for playground improvements.

Sod - Luis is getting 200 sq feet to put in behind Craguns and to put in where trees were removed. Ted got a few plants at half price to replace some that are dead. Luis has been removing dead bushes.

Ted will talk to Luis and find out how much sod was.

Side gate had rocks thrown through it. It is the section where the sliding gates are. Some holes went all the way through. We will address it another time when budgeting for future years.

Jerry - controllers not in order throughout the community. He would like Leo to redo those and relabel them with better descriptions. Kevin will have to help with that. Kevin will need to know ahead of time what zones they will work on. Need to do it one at a time. Kevin would like to take a Saturday at the end of the season to make sure all is done.

Utopia update. Jerry spoke with them today. Will be done no later than September.

Dripper system disconnect project - There are still some homeowners that need it. Not all have signed, but still want it.

Sprinklers - Leo can get parts cheaper than we can. Ted proposed that Leo buy the parts and note it on the bill. Board approved. Rainbird sprinklers are more efficient.

Jerry proposed that we use some funds to to fix lights and conduit. It will be approximately \$450. Motion passed.

Pool - An HOA member asked if her children could swim without her while she recuperates from surgery. Board decided we will not make exceptions.

Motion to adjourn. Meeting adjourned at 6:45 until August 7th at 4:30.