

Homeowner Meeting January 15th, 2025

Attending via Zoom:

From TPM-Rich Wells

Board Members-Jed Anderson, Kristin Holliday, Dale Larsson, Loys Hamilton, and Carlos Carvajal

Homeowners-Iola Richardson, and Deborah Haycock

President Jed Anderson called the meeting to order at 7:01 pm, and welcomed everyone in attendance.

Jed announced that the minutes from the previous meeting (November) had already been emailed to the board members and that they had been approved. They will be on the TPM website shortly.

Jed went over the Income and Expenses for both November and December (since there was no meeting in December).

Jed went over the bid from LD for next years lawn care. Dale made a motion to accept the bid and give LD the contract. Loys seconded. All board members agreed.

Jed announced we still had ice melt available and Dale and Loys requested bags.

Jed went over that the installation of the new parking signs with the QR codes had begun, but that we are still waiting for some of them to be completed, so parking enforcement had been suspended until they are all in place. He also explained that the No Parking signs in areas to allow for snow accumulation are up, and that they will only be up during the snow season, and will be replaced with the regular signs for the rest of the year.

Jed explained that we should have our first draft of our updated governing documents from the law firm for our February meeting.

Dale brought up that he had seen some trash cans not being brought in from the street in a timely manner becoming a problem again and suggested cans left out start receiving notices.

Carlos discussed parking on the street and on lawns has started to become a problem again.

Kristin said that once all of the new parking signs are finally up that she will make a big Facebook post about them and remind everyone of all the parking rules.

Jed then opened the meeting to any questions or concerns from homeowners.

Deborah brought up that there are still dogs being off leash in the community. Jed said he would address the problem with the homeowners who have the dogs.

There were no other questions or concerns from the homeowners.

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Dale made a motion that the meeting move into executive session, and Kristin seconded.

Executive Session:

Rich asked the board if we were still interested in pursuing a 25% rental cap in the community. Board said we were. Rich explained it would take a 51% vote to pass the amendment, and that voting could be done online.

The board went over the list of delinquencies and discussed having a threshold of \$1500 being the amount owed before a homeowner be sent to collections.

A new homeowner has still not responded to attempts to collect the HOA fees owed on his unit. Dale said he will go to the house to try to make direct contact with the homeowner.

The board discussed that they still plan to do dead shrubbery and bark replacement in the Spring.

Next meeting to be on February 19th

Dale made a motion to adjourn the meeting. Loys seconded. All were in favor, and the meeting was adjourned.