

TSHOA Annual Member Meeting

November 11, 2024

Conducting: Kevin

Pledge: Bill Wilhite

Prayer: Lynn LeBaron

Members were reminded to be familiar with Bylaws and CC&R's. Pets need to be kept on leash, Visitor parking should only be in driveway or in visitor parking. No exterior changes to outside of home or yard without board approval. We are responsible for weeding around our homes.

A member raised a concern about limiting the size of dogs allowed and proposed we discontinue the 20 pound mandate for dogs. Other members voiced their desire to retain the small dog rule stating dog waste for large dogs is a problem. It was mentioned that originally the rule was no dogs, but was changed to be small dogs only. After some discussion, the matter was tabled and members were encouraged to bring such matters to the board in their regular meetings.

Parking for those who only have occasional visitors was also discussed with some voicing their opinions that visitors should be allowed to park on the street. It was pointed out that board meetings are for these issues, not our annual meeting. The board will revisit this decision in the next board meeting.

For 2024 we had a slurry coat applied to the road. This is done regularly every 3 years so our roads will never have to be replaced. We also treated the necrotic ring three times. There will be a need for an ongoing treatment. We will do overseeding of worst spots in May.

Members were advised that a sprinkler map has been made and will be shared with the members. A map he has made of our community with all the sprinklers. Each house will get a copy of their sprinklers so if there are problems, they can give accurate information for the specific sprinkler needing to be fixed.

Metered pressurized irrigation was also discussed. The city will be contacted to help determine if the cost will go up next year.

We had an arborist come and look at the trees. All of the ornamental pears need trimming for fire blight. All of the maple trees also need treatment. We will plan treatment each year going forward – but not all of the trees each year. We will focus on those that need the most help first. We do have more tree prunings planned for the coming year. We will also remove some trees.

Clubhouse plans – will be painted this year. We also will replace the plastic chairs with padded folding chairs. We will need a new chair rack. Pool costs have gone up a lot – mostly because of the increased cost of chlorine. We did have one of the pool pumps repaired.

None of the controllers for watering work on the east side of the property. We are hoping we can get this repaired without too much cost. The plan is to dig near the fence at Wilhites property to find the conduit. The lights on Apple Court are flickering. We have replaced the bulbs, but they still flicker. We may have a short. We have an electrician coming tomorrow to check them.

We currently have a budget year from November 1st to October 31st. Each year we have a hard time getting all bills paid before the new fiscal year and some bills don't get paid until the new budget, which is a problem. There is still a lot of landscaping that is done in November and those bills don't come in until December. We are proposing that the budget year go from January to December 31, to avoid this problem. Our by-laws actually suggest that we go on a calendar year. Some of our budget numbers will reflect the 14 month budget.

We reviewed the budget for the coming year. We have some bills that are consistent every year and others that only happen occasionally – like the roads. Some money has to be put in reserve for those occasional expenses. We have other one time expenses that come out of our reserve. This past year we were in the hole for our plan by \$40 per household per month. 51% of our monthly fees go toward landscaping and 20% goes toward the pool. With a 5% increase for the coming year we can come out even for the coming year. Our reserve account went down this year because we had to dip into it for planned reserved projects.

Over the next year or two we have to make some changes. Our sprinkler systems are aging and we are having more problems with them. We don't have a plan to replace the entire sprinkler system. We have many neighbors that have put in many hours of service that have saved us money over the years. It is unsustainable as our population ages. We have to move to a more traditional model of doing things through our property management company.

Members were shown a chart of what our fees could have been if we had followed the allowed annual increases in the Bylaws and CC&R's. Our monthly fees would be over \$350 a month. Board members have provided voluntary labor worth approximately \$300,000 over the 23 years which have kept monthly fees lower.

Proposals:

1. 5% increase in monthly fees
2. Move the budget year to calendar year
3. Move the member annual meeting to the first Tuesday in January

Motion was made to approve all three motions and seconded. Proposals were unanimously approved.

It was noted that our fees are generally lower when compared to other HOA's. Our property manager commented on how nice our HOA is and how much we do for each other.

Elections - Steve and Dorothy's terms are ending. Their names are on the ballot and there were no other nominations. Both nominations were approved unanimously.

Motion was made to adjourn the meeting.

26 people attended with 22 Homes represented. An additional 6 homes were represented by proxy.