

TSHOA BOARD MEETING

January 13, 2025

Attendees: Julia Pedersen, Kevin Curtis, Ted Jackman, Dorothy Bryson, Steve Bunker,, Laureen Curtis (scribe) Rich Wells excused

Prayer: Kevin

Conducting: Julia

Minutes from the December, 2024 meeting were approved.

Finances: Rich didn't send a report. Steve will let our CD's automatically renew for 6 months. One expense we will have this month is a repair of the snowblower for \$490. The refrigerator at the clubhouse hasn't been working, but Ted moved it out and plugged it into another outlet and it worked fine. We will check the breaker. Ted will call an electrician if needed to fix it. Steve has a nephew that might be able to help.

Clubhouse: There are two tables that need to be trashed. Kevin will take them to the dump. Ted will get passes at the city offices for our HOA use. We agreed last year to get 40 new chairs and a cart to hold them. Kevin will take on that assignment. He will also get some round tables to replace the ones discarded. It is about \$160 for a round table. Kevin proposed we can spend up to \$450 on these. Seconded and passed.

Landscaping:

Jed from Total Property Management was supposed to come and dig a hole to check electrical. He has not done so, but possibly because of frozen ground. Kevin will call in about a month or 6 weeks to schedule a time for him to come so we can get things resolved before we need to use it.

Kevin called the city to find out what our rates will be, but they are not able to tell us yet. Kevin will continue to follow up with them.

Trees: We need to reach out to the man who came and looked at the trees and we need to get a total bid from him for the trees that we are going to treat. There are a few trunks that need to be removed and the tree behind the Curtis' needs to be removed. (right away) Ted will call Luis about the removal and grinding of the tree stumps.

Kevin proposed that he be able to remove some roots from the tree in front of his home, or possibly remove it. He would add topsoil and sod to cover. The proposal was approved.

We discussed coming up with a plan for those who have small cement pads in their back yard to give them more room for a BBQ, etc. Kevin proposed that he and Ted do a study of what homes would qualify to add to their patio area. They will do that before our next meeting.

Replacement for Dorothy - Julia will talk to Deb Rodebaugh again to see if she would be willing to serve.

Moved to adjourn at 5:30. Steve offered their home to meet in. We may not meet in February, just exchange emails.