

TSHOA BOARD MEETING

October 7, 2024

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

Prayer: Laureen

Conducting: Kevin

Minutes from September 9th were reviewed and approved.

Neighbor Concerns. Both Roger Fuller and Jan Curtis had foot surgery and are recovering. Jerry Kite is doing well and recovering. Michael Earl had surgery and is home recovering.

Rich - financial report: Major expenses for Sept were for lawn care, tree maintenance, and pool operation. We talked about the pool costs for this year and we have a credit on chemicals that still needs to be resolved. Rich is working with them. We will still have several pool bills to pay in October. We talked about whether or not Julia should include replacing the pool heater (spa) for the coming year. We decided that we should budget for it, but not replace it until needed. Rich was asked to have the pool cover fixed and get a new key made. Costs were \$2,100 over what we brought in, but that is normal for summer months. LD should not have charged for fertilization (other than a treatment in May) as Kevin has been applying the fertilization this summer with the necrotic ring treatments. Rich will check the bill to make sure they haven't charged it. Rich will check with Steve to see if we need to transfer some money to pay October's bills.

Dorothy - For October newsletter we need to make sure that the member meeting is highlighted. That will occur on November 12th at 7:00.

Ted - Some trees have been taken down. Lorri Stark's 3 trees were removed. There is a tree between Bonnors and Starks that needs to come down. Ted will talk to Bonnor's to make sure they are OK with it. We had an arborist meet with Ted and Kevin. We have many maples that need iron. (\$300 per tree) Most of the ornamental pear trees have fire blight and need to be treated at \$60 each. Most of the pine trees need treatment. Gary Justus had a separate arborist come and look at his trees and his prices were less by 20%. He said that he didn't feel all maples needed to be treated. We don't have it budgeted to treat the trees. We discussed adding treatment of our trees into the budget for next year. It was proposed to take out 3 dead trees now. (We have not used all of the budget on trees for this year) Proposal was voted on and passed. Kevin will contact a second arborist to get a bid on treatments.

Lawns will be cut this week and then again in a few weeks when most of the leaves are down. Trimming is almost done for the year.

Julia - Julia found a trapeze to replace the broken one on the playground. She proposed that the maintenance of the pool be budgeted at \$16,000.

Kevin - sprinklers - the electricity isn't working that powers the sprinklers. Kevin has been using his personal solar battery equipment to power the sprinklers. Unfortunately, the solar battery is not working right now. He has been doing some manual watering. We have two choices. One is to get power to the circuit breaker box fixed. That would probably be a matter of having to dig a new line under the road. We could get it diagnosed and new wire laid. The second choice is to get a solar battery placed at the back of the property where there is a lot of sun. The cost would be around \$1,000. Kevin wants to meet with an engineer from the company to make sure it will work for our needs. A motion was made to adopt the outdoor remote power system. Kevin will put together something for the newsletter about the sprinklers.

Membership meeting: - Dorothy will take care of refreshments. Kevin went over the proposed agenda. Agenda was approved.

Budget - We discussed budget items that are outside of our normal yearly costs. Dorothy asked if costs for member get together's be changed to \$800. She has asked someone to come and give a bid for removing wallpaper and painting the inside of the clubhouse.. She will bring a bid to our meeting next month. She would also like us to replace the faucet in the clubhouse sink. A new round table is needed and new chairs. (Table is \$170) Chairs are about \$28 each. Heater for the pool needs to be budgeted. (approx \$6500) Possible tree and shrub removal and replacement. On the 4th Nov meeting we will go over the budget and approve before our annual meeting.

We will then decide whether we need to raise dues this year. Our monthly dues are low compared to other properties.

Kevin expressed great thanks to our board members who work so hard for our HOA and thanked us all for serving on the board. Mandy Best's name was suggested to possibly serve on the board to replace Dorothy. Christine Forstner and Deb Rodabaugh's names were also mentioned. Dorothy and Julia will talk to Mandy soon.

Julia and Kevin offered to paint the clubhouse instead of hiring someone. We will discuss next month.

The Board Meeting was adjourned at 6:00 until November 4th at 4:30.