

TSHOA BOARD MEETING

November 4, 2024

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

Prayer: Ted

Conducting: Kevin

Minutes from the October 7th meeting were reviewed and approved.

Neighbor Concerns. Fullers are doing a little better. Roger's foot is improving. Christean's are both needing to use walkers. Art is going to need dialysis. We have several new neighbors who have moved in with relatives - The Bates now live with the Christeans, Nancy Read's grandson, Parker Smith and his wife Jessica now live with her and Sharon Reis has a daughter and son-in-law living with her.

Kevin - Sprinkler Controllers- the electricity isn't working that powers the sprinkler controllers on the east and south sides of the properties. Kevin spoke to the manufacturer of the solar batteries. We would have to have one battery per station, which is too expensive. Jed from Total Property Management suggested that a possible solution would be to dig near the road next to Wilhites and check the circuit. We hope that this solution will work.

Budget - One problem we have is that not all invoices are in before the end of the fiscal year. Thus we have expenses that go on to the next fiscal year. We currently have invoices that haven't been resolved. Kevin suggested that when Jan 1st comes around we only have a few known expenses and it might benefit us to have the fiscal year close at the end of December 31st. That would require putting together a 14 month budget. We would also have to move our next member meeting to January 2026. We would have to change the by-laws in order to do this. We need to ask Rich if he can see a problem with this. It was approved to include this proposition in the member meeting.

Steve: Budget for Member Meeting: Our goal is to live within our means and have a sufficient reserve. This last year's budget was about \$50 per household above what we bring in. Some money needs to be set aside to replace things like HVAC in the clubhouse or pump\heater in the pool. Many things are set expenses. We did stay in our budget this year because money we had set aside for projects was not used, but many landscaping bills from the prior year were paid this fiscal year, which puts us over budget. We had \$7,400 budgeted for projects that we didn't do. We have \$3,000 budgeted for this coming year to repaint the clubhouse. We do need to increase our monthly fees by 5% for the coming year. This will keep our reserve where it needs to be for future expenses. Some special projects - like new chairs for the clubhouse, can be accomplished by doing the painting ourselves and using the saved money for their purchase. Steve suggested that we can trim a little off our reserve, but those

changes have to be justified. (ie: the furnace should last longer because it is used very little) Kevin found padded folding chairs for about \$35 ea.

Kevin was able to go on to the new city water usage to figure out what our usage was for the year. We have two separate pressurized irrigation water accounts. Kevin will contact the city to make sure this is correct. The worry is that when our usage is based on meter our bill will go up considerably. Our watering should be cut back next year because of the necrotic ring treatment we did this year. We also don't have insurance figured out yet. Rich is working on it.

It is being proposed that we raise the monthly fee 5%. Voted on and approved. This will be presented at the member meeting.

A big problem we have going forward is that Ted and Kevin put in approx \$10,000 of work each year that we aren't paying for. This cannot be maintained. We also have aging equipment, sprinklers, etc. that will need money soon. Ted suggested that we could have a long term plan to replace some areas of grass each year with xeriscaping. Somehow, we need to find a \$5,000 to \$10,000 reduction in order to not have an assessment or a drastic increase in monthly fees.

In the bylaws we are supposed to provide a financial statement to the members each year. Also Rich is supposed to send a letter by mail about the annual meeting 30 days ahead of time.

We have no one to put on the ballot to replace Dorothy on the board. Dorothy agreed to stay on the board for a few months until a replacement can be found.

Reseeding of lawns will have to take place in spring. We missed the window to do it this fall.

Kevin went over the agenda for the annual member meeting next week. For 2024 our major projects were Slurry coat on roads and necrotic ring treatment. We don't have any major projects planned for 2025. Kevin and Steve will get together this week to put together a 14 month budget to present.

Christmas Party - December 2nd. We have more adults in our community now with 3 homes that have children/grandchildren living with them. We could go back to the way we used to do it with treats/horderves and let everyone come (children too) Everyone should bring something to share. Start at 7:00. We could have community singing and perhaps a story. It was decided that everyone would be invited. We will set up long tables and chairs.

The Board Meeting was adjourned at 6:30 until the member meeting on November 12th at 7:00.