

TSHOA BOARD MEETING

March 3, 2025

Attendees: Kevin Curtis, Deb Rodabough, Rich Wells, Julia Pedersen, Ted Jackman, Steve Bunker,

Prayer: Kevin

Conducting: Julia

Minutes from the January meeting were reviewed and approved.

Follow up from last meeting: Ted will get dump passes from the city so that Kevin can take broken tables to dump from Clubhouse. Kevin will order new chairs and tables for the clubhouse.

Welcome to Deb Rodebaugh who will be over social activities. It was moved to approve her position on the board. Approved unanimously.

Nancy Read visited to talk about a problem with dry spots on her lawn. Her berm needs more water. Kevin assured her it would be addressed when water is turned on in April.

Finances: Rich reported on January and February finances. All of the insurance policies were renewed and paid in full to get a discount. We knew there would be an increase, but it is more than what we budgeted. (about \$600 over) We also had a bill from landscaping come in late that was paid in January (for Fall cleanup). We need to solve the problem of having bills come late as this will give us 3 cleanup charges for 2025 instead of the 2 we have budgeted.

Clubhouse: Deb has some ideas for the activities that are not costly, but will still be unifying for the community. Instead of Clean Sweep day, we may just invite some neighbors to come and help clean the clubhouse and have some men come to clean up the tennis courts. There are some women who don't come to any activities because they don't have a spouse. Deb suggested a women's tea in the middle of the day. Another idea would be for John Cragun to invite the men in the neighborhood to breakfast at a restaurant. Summer idea to have a banana split social. It was decided that we will continue to have Clean Sweep day as the HOA only pays for hot dogs and everything else is contributed by members. Clean sweep day will be Saturday, May 17 at 10:00. HOA annual meeting - have people bring treats and have hot cider and then the Christmas Party. Refrigerator works, but we need to get the outlet fixed. (It works when plugged in across the room) Ted will look into this.

Landscaping: Several trees removed and stumps ground. 8 trees have come out for a total of \$1100.

Fertilization Schedule: We have enough treatment to do one more necrotic ring treatment in May. We don't need Luis to do a spring fertilization. Luis told Ted that he would not be raising

his prices this year. We will only have him do two fertilizations. We will still have him apply a pre-emergent this spring.

Sprinklers: Electricity failed to the sprinklers. Kevin called Blue Stakes to come and mark the electrical near the front of the community. Jed from Property Management came out Friday and was able to figure out the problem. The light near Wilhites was tied into the sprinkler electricity and still needs to be fixed, but they know the problem. Now the gate doesn't close. Rich was asked to have Jed look into it. We will see if he can resolve it before calling the gate repair.

Overseeding: It is close to the time where overseeding needs to take place. There are many shady places that are thin and need a special seed for shade. There are several places that need to be reseeded. There may be some places that need repair and some sod put down. Kevin called Granite Seed in November and they told him it was best to wait, but now is probably a good time to do it. The seed needs to be established enough before necrotic ring treatment.

Leo - We need to make a decision on whether or not to use him this year. Kevin and Ted proposed that we have him give us a fee schedule, rather than pay him by the hour. That will save us money on his services. We would like him to help turn on sprinklers and test each one. Neighbors are welcome to use him and pay him directly for his services in their yards.

Tree Care: We have so many trees and all need some level of care. Kevin has another arborist that he will call to give another quote. We have budgeted \$5000 for tree treatment. We will treat the ones with greatest need this year.

Deb brought up that she has had problems with her roof leaking and wanted to know about changing the tiles for asphalt. This would need approval from the entire neighborhood to make that change. The Reginatos are wanting to have theirs changed. We need to have Dorothy make a note in the newsletter that changing of roof's needs Board approval. The CC&R's require that any changes to the yard or home (including roof) need Board approval.

The Board Meeting was adjourned at 5:45 until April 7th at 4:30.