

TSHOA BOARD MEETING

April 7, 2025

Attendees: Julia Pedersen, Kevin Curtis, Ted Jackman, Steve Bunker, Deb Rodabough, Rich Wells, Laureen Curtis (scribe)

Prayer: Ted

Conducting: Julia

Minutes from the March 2025 meeting were reviewed and approved.

Finances: Overall, we are doing well YTD. One homeowner was behind, but Property Management have spoken to them, and it is being resolved. Very basic expenses this month. The only thing out of the ordinary was the gate repair. There will be more bills coming for the gate, but they will be small. There will also be another bill from Jed for covering the circuit. The water bill will be changing as we are now metered.

Clubhouse: Refrigerator plug is fixed. The pool was drained today in preparation for the season. Spring clean is May 17th at 10. We talked about repainting the clubhouse - the fall would be a good time to do it.

Socials and Clubhouse: A Women's Social is planned for June. Deb asked Jan Curtis to share some good books she has read this year. John Cragun would like to invite the single men to have breakfast. He is going to think about it and get back to Deb to help coordinate. We talked about reserving the pool. It cannot be reserved except for HOA use. Families cannot have birthdays or family parties at the pool. Those who use the clubhouse for a party may not use the pool in conjunction with it. Deb asked about reserving the first Monday of December every year for the HOA Christmas party. In conjunction with that, we would like to always have the Saturday before that reserved to set up and decorate for the party. Sharlee has already scheduled the Clubhouse for Dec 6th for this year. Perhaps this year we could have our party on Wednesday the 3rd so there is time to set up. This was approved and we will have our Christmas social on Wednesday, December 3rd.

Landscaping: The Curtis' project has been completed and the sod is laid. The Curtis' paid for this to be done. As soon as the water is turned on we need to test the Fuller's front yard where there was a water break last year. It couldn't be tested last year as the water was turned off. We need to reach out to Leo to see if he is interested in helping us for the year. Kevin put together a suggestion of how to use Leo this year. We would give him a fee schedule for what each task would pay - or ask him to estimate the time needed for a task and have it approved before doing the work. The sprinkler start up plan is that once water is turned on each sprinkler (over 1,000) needs to be tested for function, coverage and redundancy of coverage. We should remove the redundancy to save money. Kevin has the programming set for sprinklers, they just need to be verified. We should water less every day. Kevin proposed that we not water at all on Sundays as many families have company on that day and request it to be turned off. We will adjust through the season as the heat rises and then comes back down. The Gage's sprinkler box used to be connected but is no longer. It must be manually turned on and off. Kevin would like to figure out how to get it on a controller so we can regulate water use. We might need to have some of Luis' crew dig a trench to connect it. We should move forward with Leo and have Luis as backup. Rich shared that Luis is usually very responsive when problems come up. Steve proposed that the Board give Ted and Kevin the ability to make decisions as things come up. The motion was made to approve this.

Lawn plan - a pre-emergent was applied 3 weeks ago. Overseeding in certain areas will take place this week. Ted and Kevin will take care of this overseeding. Sometime in the 1st week of May the necrotic ring treatment will take place over several days. Kevin gave a suggestion of when Luis should do his fertilizations to work with the necrotic ring treatment. We asked Rich to contact him about those dates. We need to have a grub treatment as well (by Luis) We don't think any tree removal will need to take place this year. But we do need to get a tree plan together for treatment to present to the board next month. We should have three shrub trimmings this year with a fall cleanup.

The gate is working - it had to be reset. We should make sure we have built into our budget a major repair on it. Kevin proposed that we have Blake come and service it. It is close to time to have the gate painted again. The streetlight near Wilhites and the end of Apple have been repaired. The light on the corner of Temple Shadows and Cherry needs to be changed. The lights on the clubhouse are on all day right now. The timer needs to be adjusted. Kevin will look into it. We may need a new type of timer.

Our sprinkler water is going on meter beginning April 15th. We went through 132 gallons of water during the hot season last year (per month) Kevin has tried calling city offices to talk about it to see what our rate is. He will keep trying to contact them. We don't know what our costs will be.

Chairs for clubhouse: The chairs we ordered to try are fine. The chairs with more padding will be about \$120 more than we budgeted. With more padding it would be \$2,023 for 40 chairs. A motion was made to approve the higher padded chairs. Approved. When they come, we will test to see if the racks will work. The white chairs will be sold.

Tables for the clubhouse - The Lifetime tables are \$375. Should we look for another brand of tables for 60" tables? We need 2. Rich will see if other HOA's need tables. We could buy 15 for about \$175 a table.

Ted found a shed that is smaller that will fit on his patio and is requesting permission to add 2 feet of concrete to add it. Before we approve that we need to come up with guidelines for patio areas and have a policy to define patio areas. Part of that would be to decide if a small shed could be added to the patio. We will address this at a later board meeting. We need to be clear on patio covers, etc.

Board meeting adjourned at 6:00