

TSHOA BOARD MEETING

May 5, 2025

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

Prayer: Julia

Conducting: Julia

Minutes from the April, 2025 meeting were reviewed and approved.

Neighbors: Fullers are moving this month to Belleview. Leanna will be in their home for the short term. Dick Cahoon passed away. Pauline is planning to stay in their home right now. Dory Judd is on oxygen. Gary Justus has had several strokes. Lorri Stark's mother is not doing well.

Finances: Extra expenses were sprinkler parts and first fertilization, gate maintenance and lights. We are going into the more expensive months. Luis has several outstanding bills.

Clubhouse: Pool is filled and cleaned out. There was a broken pipe. Ted was going to look into it.

Social: Spring Clean is May 17th at 10. Items to work on that day: weeds along the clubhouse and tennis court need to be cleaned out. The gate near Bryson and Doxey needs to be cleared of leaves. The fence areas have leaves that need to be cleaned out. We can add it to the list for spring clean or ask Luis to do it. Power wash the tennis court. (several members have power washers) Clean along the front gate area. Julia will make assignments with Ted's help. Each home should start with their own home area if possible, then meet at the clubhouse to help. There are several homeowners that are not able to do their own cleanup. They need to get family to help or hire someone to do it. Deb wants to trim the bushes and remove some behind Dorothy Bryson's home. Some bushes are dead and need to be removed. Luis can be asked to remove them. Kevin and Julia will look at it and ask Luis to remove those that need it. Socials - John Cragun doesn't feel like the men need to have a social. The women's social will be delayed a month

Bonnie Cannon has a sister whose car has been in the parking lot for a month. They are trying to get it moved. Yahosh Bonner has a car parked in the clubhouse parking that he is trying to sell. We should give them a week to resolve. The policy we published last year was that driveways should be full before using guest parking.

Landscaping: Amanda Best is asking if she can dig up some areas of her back yard that need new sod. She would like to add more bark to the berm in front of their home. She would like the HOA to pay for the sod for the bare spots. She would also like the HOA to pay for the bark. There is a lilac bush between her home and Cannons that needs to be removed. The berms are HOA property. There are others that would like to have beautiful berms, but don't take care of it. We have inconsistency throughout the HOA. We are responsible for maintaining them. If we approve it, what do we do about other berms that are not maintained. There are several areas where sod needs to be replaced. Luis will do it for \$1 per square foot. We will put together a plan to reseed or replace several areas. Since it is a common area, homeowners don't have a say. We have an old lawn. Financially we cannot

afford to replace it. We will need to work on it as we can afford to. We have 150,000 square feet of grass.

The lawn is the HOA's responsibility and we need to be consistent.

Proposed that if you want to add something to the berm and are willing to maintain it, you need to pay for it. If the berm does not look nice we will have Luis work on it. We will tell Amanda that if she wants to add bark to the berm she can, but she will need to pay for it. We will have Luis lay sod in the worst areas and will reseed the areas that we can. Rich had a great suggestion that other HOA's have adopted: It is not in our budget to do that, but if you would like to do it and will care for it properly we will allow you to do that, but you will need to be responsible for the payment and upkeep.

There are several trees that are causing lifting of the driveway. Holley Kay's home is one of those.

Kevin reseeded behind Cragun and Jan Curtis' home. It is not germinating yet. It may need to be seeded again. It might not have been warm enough. We can't put necrotic ring treatment on yet because it will kill the seed. From Fuller's home to Sarah Cannon's home is the worst. All the homes have it. Kevin seeded all the areas with two types of seed (one for sunny areas, one for shady areas). There is no cure for necrotic ring - only treatment. The watering schedule is critical. We need to have a 15 year plan for our property. If water prices keep going up, we may need to look at other options like xeriscape. We have crabgrass problems everywhere. Kevin proposes that next week he will put down necrotic ring treatment.

Ted and Tyler came to an agreement of \$20 per hour to work on sprinklers. (Leo was charging \$40 per hour). Kevin is training Tyler. Kevin came up with a google form that homeowners can use to enter problems with sprinklers, then both Kevin and Tyler will receive an email. Kevin will give each homeowner a map of their sprinkler system so they can document problems that come up. We will ask Dorothy to include in the newsletter that if homeowners need help filling out the form, they can ask a board member.

Patio policy: There is a wide variety of patio areas for the homes in our HOA. Some properties have small areas, some have fenced in areas. Those that are fully fenced in are 4 homes, those that have covered patios with partial use are 15 homes. 66% of our homes do not have the full width of the back of their home for use. For some homes it would be disruptive to their neighbors, others would not. Patio area should not affect the neighbors. There is room for policy to adjust things. Some homes would qualify, but others would not. What to do about sprinklers that would be affected? Kevin will look into a policy to propose.

A motion was made to approve the proposal to Bests. Motion passed. Also to move forward with necrotic ring treatment.

Our next meeting will be the 2nd Monday of June at 4:30 (June 10th) We will also schedule our July board meeting for the middle to end of July and not have one in August.

Meeting adjourned at 6:15