

TSHOA BOARD MEETING

June 9, 2025

Attendees: Julia Pedersen, Kevin Curtis, Steve Bunker, Deb Rodabough, Rich Wells, Ted Jackman
Laureen Curtis (secretary) Visiting: Mandy Best, Michael Earl

Prayer: Steve

Conducting: Julia

Mandy Best came to ask about changing the mowing of her back yard because the way they are mowing is damaging the yard. She also has a sprinkler problem. Kevin asked her to put it into the sprinkler app and they will get to it ASAP. Ted will talk to Luis about mowing. (Mandy excused)

Follow up from last board meeting: broken pipe at pool - Ted took care of it. Bushes taken care of behind Dorothy's home. New sod was placed in Best's yard - which is part of the problem with mowing. Kevin is still working on the patio policy. Minutes from May 5th were approved.

Rich went over the expense report for May. No delinquencies. A few major expenses were fertilization, pool operation and chemicals and the license for the pool and hot tub. Our summer months will be the most expensive.

Clubhouse and Pool: Moomey's have volunteered to keep the bathrooms clean. We don't know if they are also emptying the trash. Julia will ask her. Some of the chairs are getting old. Proposed to get 12 new chairs and throw the others away. Deb found chairs.. They can be stacked. Motion made to order 12 new chairs not to exceed \$600. A neighbor suggested that we have a sign in sheet with time checked in. We have had resident only times in the past where children and grandchildren are not invited. We could have times for older residents only. Rich pointed out that we can't have restrictions based on age or gender, etc. We could have "exercise time" and family time. Can also say that "no one that is not a strong swimmer can be alone." A household adult must be in attendance any time children are swimming. Proposed that 6-10 am is for exercise only. The decks need to be cleaned. Luis's crew should be cleaning it, but they haven't for the past 3 weeks. A power wash would be good. Rules should be written and distributed to all homeowners. Julia and Deb will work on those. Kevin will look to find older rules we have distributed in the past for them to work from.

Michael Earl showed up to talk about some items. He wants to add and take out trees that are dying. Wants 2 trees to be removed - one is getting too big and one has bore damage. He wants to know if he can replace them himself without having to come to board meetings each time for approval. He has trimmed some trees around the LeBarons that are diseased. They would also like to have them removed. Ted proposed that he meet with Michael and go over each tree in question and that Michael have suggestions of trees to replace them with. The board has to make decisions about trees in the common area. No board member can make decisions on their own - Steve pointed out that we are aware of the problems already and we are putting together a master plan. It is a major budget issue. Steve pointed out that it is a priority that we are working on. We cannot give exceptions. Kevin suggested that he draw out his plan so that we have a visual of what he is proposing. Michael also brought up backyard gardens - proposing that we allow grow boxes. Many neighbors have some vegetables planted. One problem is that they are placed such that trimming and mowing does not interfere. The last question was about the necrotic ring. He would like to be a test area for other types

of ground cover other than grass that the necrotic ring wouldn't affect. He was told that we need to have a strategic plan before anything can go forward. (Michael excused)

We need to remind all neighbors about the limited gardening area. Can it include tomatoes? If so, they need to agree to take care of it and not be upset if the mowing/trimming guys step on it and ruin it. We must get Rich's crew on board more and more so that we are removed from the responsibility of these things. We need to have systems in place and bear the cost of having TPM do more. We need to train ourselves and the neighbors to go through TPM.

Deb suggested that we have an ice cream social this summer. Labor Day breakfast will still be on with Curtis' being in charge of it and holding it at the clubhouse.

Landscaping: Luis' crew has not been doing as good a job as they can. Ted will talk to them. Ted talked about some trees that have problems. Got a bid of \$1400 to remove all trees that need to be removed and remove the stumps. (one large tree and trim arborvitae) Can it wait until fall? If so, we will know by the end of September if there is money available. (from savings of sprinkler repair, etc) If we wait until fall, Luis may be in need of work and be willing to lower the price. We need to remove many of the trees behind Pedersen and Nam's homes. There are too many. It may be a good area to add xeriscaping. We need to have a plan for what to do with all the trees. All of the honey locust trees with roots above ground need to be replaced eventually.

We tabled talking about roofing materials until another meeting. In order to have any major changes, 67% of Homeowners would have to vote and agree.

Sprinklers - there are a number of problems because of the heat coming on. We have a lot of intermediate work to do. Most of the major problems have been resolved. The new app is helping us keep track of what needs to be done and also lists problems resolved. The water usage is tracked daily by the city. We haven't had a bill yet with summer statistics. We are adjusting time and duration to try and resolve issues. We are having to replace a lot of sprinklers because of aging. Kevin did complete a fertilization for the necrotic ring. Luis will do a mid July fertilization and then again in the fall. He will also need to do a grub treatment.

The meeting adjourned at 6:00 until July 28th at 4:30.