

TSHOA BOARD MEETING

June 3, 2024

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

Prayer: Julia

Conducting: Kevin

We are so happy to welcome Julia as a new Board Member!

Minutes from the June 3 meeting were reviewed. Two items for follow up were reviewed - Leo's work and John Cragun's grass in the backyard. Kevin has taken care of both issues. Minutes were approved.

Neighborhood Report: Bean's home has sold and moving in process has slowly begun. Rich received an email from them today - Tammy LeBaron and husband. Jerry Kite needs to have open heart surgery soon.

Board Assignments: Julia will be assigned to be over Pool, Clubhouse and Playground maintenance. Laureen needs to update information for new move-in's, which includes David Nam for programming remotes for gate and adding Julia's name to Board Members.

Expense Review: Rich - for the month of June big expenses were necrotic ring treatment, landscaping and sprinkler work. We will need to transfer funds this month to pay the asphalt bill. It was proposed to transfer \$15,000 now. Proposal approved

Kevin will chat with Leo about turning in a weekly bill after work is completed each Monday..

Dorothy has a newsletter ready to go out. Rich will forward information about new neighbors as soon as he gets it from the title company. Dorothy found the key to the closets in the clubhouse. Include in the newsletter that we will have pancake breakfast on Labor Day, 8-10:00 at the clubhouse.

Julia proposed some signage for the pool area. NO Food Allowed in Pool Area and No Diapers in Trash Cans. (in both bathrooms) Kevin will order signs. Recommended that a small sign go on the pool gate (12X8) about no food and two small signs in bathrooms for diapers.(8X10) A larger sign for no food in pool area. (18X27)

New watering schedule - we can water 5 stations at a time and still have good water pressure. Watering occurs each night, but lawns must be dried out during the day to prevent further necrotic ring. We have 171 watering zones. In the past 3 weeks we have replaced 30-40 sprinkler heads. Most of the dry areas are from sprinkler issues. We are hoping to be able to cut down our watering by 20% as we figure out the sprinkler systems. They were installed by multiple contractors and overlap too much. We will need to do some reseeding in September in

the worst parts of the necrotic ring areas. Kevin set up a new email address for homeowners to report problems: tshoasprinklers@gmail.com. Kevin will write up something for the newsletter about the treatment. Next treatment will be August 8-10 and the last application will be Sept 11-13.

Jackmans have requested a variance to add a small shed into their limited gardening area. Proposed that if no neighbors can see it, it might be OK. If adopted the rule for variance would be that no neighbor could see it when they are in their own yard area. The board is encouraged to approve, however the size of the storage unit seems to be problematic and so the board does not approve.

Neighbors have expressed concern about two dogs that have free reign of area. Also, the Kite's cat has been roaming free. The rule is that pets should be on a leash and must be with their owner. Possible wording for the newsletter might say, "We have become lax about pets being on a leash and must be with their owner when outdoors".

The Board Meeting was adjourned until September 9th at 4:30.