

TSHOA BOARD MEETING

September 9, 2024

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

Prayer: Dorothy

Conducting: Kevin

Lorri Stark asked for a few minutes to share that she is concerned about the size of trees in her yard and how close they are to her home. Wants to know if she is responsible to have them trimmed. (answer is no) She is OK if the blue spruce is removed. We will have someone look at them and get them trimmed and possibly removed.

Minutes from July 15 were reviewed and approved.

Neighborhood report - Many health challenges. Jerry Kite is slowly gaining strength. Fullers - Leanna is good with working with them, but it is taking a toll on her. Neither of them are getting much better. They have help that they are trying to extend. Nola Smith has family coming by several times a week. Kathy Sherrod is not getting better. Lebaron's have moved into the Bean's home. Lynne Boren has been in the hospital with kidney problems. Art Christean is not doing very well. He is discouraged. Their daughter and husband have moved in with them.

Rich - financial report - (two month report) Major expenses were lawn care, sprinkler repair, asphalt, pump repair on pool and supplies. Rich needs to talk to Mike at Swim Fast about a bill in May. We should have a credit. We still have some pool bills. We need to shut the pool down for the year. We shouldn't have to transfer any more money this year.

Dorothy - Got a set of keys for cupboards in the clubhouse for herself and for Julia.

Ted - We need a new key for the lock and cover of the pool. We need to get an arborist to come and look at our maple trees. We have \$1600 budgeted for the year. We have spent \$1,000. We need to address Lorri Stark's problem. We saved \$2,000 on asphalt that we could use on trees if we desire. We need to come to a decision on Leo. He has done some good work on sprinklers. He has also been dishonest about his time, especially lately. We are not sure if we can trust him. Water will be turned off in four weeks. Ted will let him know to not come unless we call him. Ted did have a lead on another person he will work to find.

Kevin - Only Michael Earl and Julia have used the tshoasprinklers@gmail account. For \$35 we can get small fridge magnets to distribute. Not all fridge's are magnetic. Decided not to proceed with magnets. Next week will be the next necrotic ring treatment. Kevin will have the necrotic ring guy come later this month to assess. We still need to oversee the lawns in October. We will get two varieties of lawn seed - one for shady areas, one for full sun areas.

Some lawn areas have been overwatered this summer. We should be able to do with only one Necrotic ring treatment next year. Ted will clean out the filters this week. -

Julia- New pool signs are up. We need to replace the standard signs for next year.

Budget process for next year - We need to get all invoices paid for this fiscal year. (by October 31) For each stewardship, we need to come next month prepared to share what we need for next year.

Member meeting scheduled for November 12 at 7:00. Dorothy's term is over. We decided to use the same agenda as last year. Kevin needs to look at minutes from last year to see who is coming up for board elections. Dorothy suggested getting a bid to have someone paint the inside of the clubhouse. Steve asked each member to figure out their needs and then talk to him by October 7th and he will add to the list. Then the board will decide what needs to be trimmed - or if dues need to be raised. We have had \$5,000 budgeted for fence repairs that we have never used.

Currently the Curtis' solar battery is powering the sprinkler for ½ of the HOA. Rich will get Kevin the name of an electrician to come and look at the problem. If it is a circuit breaker, it will be inexpensive, but if it is more than that, it could be very expensive. We can look into a solar solution, if it is necessary to drill under the road.

The Board Meeting was adjourned until October 7th at 4:30.