

TSHOA BOARD MEETING

November 3, 2025

Attendees: Julia Pedersen, Rich Wells, Kevin Curtis, Steve Bunker, Ted Jackman, Laureen Curtis
(secretary - not a voting member)

Prayer: Kevin

Conducting: Julia

Minutes from the October 8, 2025 meeting were approved. Follow up items: Fertilization began in September and will finish this month. The fence line needs to be cleaned up. Nam's have an area in the back with gates. If it is open, it is mowed, but since it is gated, it is their responsibility. Tree plan - Ted is working on a plan. Michael Earl's nephew came and made a proposal. The tree plan should be put together by March so we can implement it. But we need to know the budget for the trees before our General Meeting in January. Trees to be removed in 2026 and trees to be treated in 2026 and trees to be replaced in 2026 should be presented to the community.

Kevin is still working on a plan for the internet and a sprinkler plan. Ted put together a list of homes that do not have curbing. There are 9 homes total. Some homes need curbing all around the home and some only 30-40 feet of footage. Concrete is about \$5 a foot. We didn't decide whether the HOA should pay or the homeowners should pay. Ted will measure the footage so we can see what the cost would be and we will make a decision on payment at a future meeting.

In the January meeting we need to present the options available - if we want to continue with the amenities, landscaping, etc we have, prices will need to increase. What HOA standard will we keep? The sprinkler plan needs to refurbish sections of the HOA each year. Same with trees - certain sections need to be treated each year - some removed and replaced each year, until the entire HOA has been covered.

In the future when realtors need finances and minutes, we will refer them to Rich's office. Rich went over finances with us - pool closing and winterization is expensive and they didn't send in the bill until October. One homeowner is behind in dues. We are still needing lawn care while the weather is mild. The water bill was back down - we didn't use as much water in September.

We discussed adding a ½% HOA transfer fee when purchasing a home in TSHOA. It would be paid by the buyer. Tabled until next month.

CC&R's and rentals - Dorothy talked to a few board members that Jenn Cannon is planning to rent the Fuller's basement. The CC&R's prohibit this. Julia will talk to Bonnie to see if this is true. If so, Rich will send a letter letting them know.

Christmas Party - December 3rd. Julia is going to put a committee together.

John Cragun asked if a one day estate sale could happen when he passes away. We don't want traffic - but there are other ways of doing it. We could have a company take it to another place.

Meeting adjourned at 6:00 until December 1st at 4:30