

TSHOA BOARD MEETING

February 9, 2026

Attendees: Julia Pedersen, Kevin Curtis, Steve Bunker, and Rich Wells, Michael Earl, Scott Crossley, Lauren Curtis (scribe, not a voting member), Visiting: Ron Forstner, Deb Rodabaugh

Prayer: Julia

Conducting: Julia

Election of Officers - Nominations - Julia Pedersen as President. Seconded. Motion to close. Julia has been elected as President. 1st Vice President - Scott Crossley, seconded. , 2nd Vice President - Michael Earl - closed, approved. Treasurer- Steve Bunker, closed, approved- Secretary - Kevin Curtis, seconded, approved.

Approval of Minutes from Jan 13 Annual Meeting - Moved that we approved minutes - passed

Ron Forstner and Deb Rodabaugh were asked to provide some research on roofing possibilities. All of our homes are at least 20 years old and the roofs may need repair. The tiles we have are no longer easily available. Some homes have roof underlay problems. We need another option. Ron talked to Shawn at All-Star roofing who has repaired some of the roofs in our community. Suggested that the underlayment should be Ice Shield. The tiles would be fine long term if we had better underlayment. Most of our tiles are Eagle Brand concrete tiles. One consideration might be to have tiles lifted and install Ice Shield. There are metal tiles that look like concrete tiles, but are very expensive. There is a company in California that has some tiles that people could order to have on hand. Steve asked about ordering 200 tiles to have on hand, but this was deemed difficult because there are many different colors of tiles used in our neighborhood. They are not easy to find, but you can find them. We all should consider a maintenance program of having our roofs checked regularly. We want to have input from the community before any changes are adopted. If we give options, we would want to make sure we require a higher grade of asphalt. One discussion we need to have is are we going to have an asphalt option. Kevin suggested that we send out a survey to homeowners asking if we should consider a high-end asphalt option.

Budget and Finance Report - Rich: Main expenses were our three insurance policies. Maintenance repair was for the lampposts. The water leak has been fixed so going forward the water bill should be lower. There were two problems with the water leak - both in the men's restroom. Vladimir worked with the city to find and monitor the leak and got it fixed. One homeowner is behind two months. They will receive a call tomorrow. It was proposed that the front page of our TPM owner statement go out with the newsletter each month. Steve offered to send out our year end budget. We could send a pdf link with the newsletter. Steve would prefer that we ask those who want to know about the budget to come and talk to him. Proposed that we send out the TPM monthly statement with the newsletter with a note to talk to Steve for questions or more detailed information. What the statement doesn't show is the reserve for future projects. The monthly statement may be confusing as it doesn't show that and homeowners may think our monthly dues don't need to be where they are. We will table the proposal for now.

Clubhouse outside light repair. There are some flood lights that are out. The roof line lights are not on right now. The ground lights have been broken by the landscapers. They will break again - we need to find a solution. Kevin will look to see if the light was turned off for the roofline lights..

Vinyl Gate Repair. Kevin is working with Vladimir. The frame is now broken. Vladimir has information on repairing the fence and is getting quotes from companies to repair it. Quotes should be in this week. Vladimir proposed putting a camera and lights in the area.

Board Meeting Time - is 4:30 on the first Monday a good time for our board? It seems to work for all of us, so we will keep the time as is. Our next board meeting will be Monday, March 2nd at 4:30. We adjourned at 6:00