

# Terrace Ridge South Condo Association

## March 2024 Board Meeting Minutes

<b>Date:</b>	03/06/2024	<b>Location:</b>	Dan & Kathy Eisenhauer's
<b>Time:</b>	7pm	<b>Website:</b>	Terraceridgesouth.com

---

- I. Call To Order- 7:04 pm
  
- II. Approval of February 2024 Board Meeting Minutes - Roger motioned to approve, Kim second. Approved February 2024 Minutes
  
- III. Attendees: Dan, Aaron, Roger, Todd, Kim, Kathy, Sam Pegg
  
- IV. Agenda
  - A. Financials - Aaron
    1. Review of Cash balances:
      - a) We have plenty of cash. None of the CD's have changed. Next maturing July 3rd and then the end of the year. Currently \$16.6k in cash in the operating account
      - b) Will move \$10-12k of cash from Chase account into a mutual fund. Can access the money in 2 days if needed. Dan motioned to move \$12k. 3 members voted yes. 1 abstained. Motion passed.
      - c) Upcoming large expenses: Mulch complete by June 15th and should bill in July. Insurance will be billed in March. Fertilization billed in April.
      - d) About \$1,500 ahead right now based on current expenses.
    2. Any Outstanding Bills for 2023
      - a) Leaf Blowing - Submitted bill for \$78 and posted it to last year's budget. Positive for 2023 by \$316.00 No more bills for 2023

- b) Expected to have a surplus of \$2350 for the first two months of 2024. Have \$3900 surplus right now. Didn't have the snow removal that was budgeted.

## **B. Landscaping Update - Roger**

1. Aeration Discussion - Sam Pegg attending to discuss aeration
  - a) Robert thought the aeration was a good idea. Would need to flag the irrigation. Robert thought spring was good but would prefer that we do it before the first application of the pre-emergence. Once you apply you are not supposed to touch it for 30 days. They thought they could do it in March and then the pre-emergence at the end of March.
  - b) Tommy is the tech from TruGreen that services our account - checking to see if we could aerate in March. Only issue is the weather where it can get very cold. Could that be a concern with the irrigation box freezing.
  - c) Dan suggested that we should map out the sprinkler heads for the future. Have almost 450-460 heads in total.
  - d) Sam P. knows someone at Champions golf course. They only aerate in the fall due to the machine going deeper. She recommended doing it in the fall vs spring. If the timing is right, spring could be great but timing is very tricky. Should aerate every couple of years so would be about time for us to aerate.
  - e) Dan recommended that we wait until the fall. We did not budget for this year and the cost is \$1000. If we can, should we look at it in the fall or do we put it in the budget for next year? We have 6 months to decide if we want to do it. Should put it in the budget in the future. Revisit the conversation at the Aug meeting. Aug 14th board meeting and Sept 14th for annual meeting.
  - f) Dan will ask Rodney Warner (Warner Landscaping) to give us a bid.
2. TruGreen Bushes Assessment/Fertilization-
  - a) Roger asked Chris from Sassydogs and TruGreen to come out to assess all of our bushes. Chris was unable to come but Kevin Gobel with TruGreen looked at all of the houses. He thought that it would have been more serious.

Recommend boxwood removal at 8809 Terrace Ridge Ln. (Mike S.) only the boxwood on the east side of the garage, 8845 Terrace Ridge Ct. (Gary & June) and 8837 Terrace Ridge Ct. (Dan & Kathy).

- b) 8815, 8821 & 8839 Terrace Ridge Ct. talked about trimming and wanted to see if the blight would grow out.
- c) Are we going to force people to replace the bushes - need to give homeowners a heads up that if bushes don't improve they would need to replace them. Give a heads up that we had an expert look at the bushes and they may need to be replaced.
- d) If we have other issues with dead trees/shrubs will we require them to maintain their home? People feel that we need to address this issue. It is in the bylaws to maintain our properties. Dan will send an email to remind homeowners of our obligation.
- e) Roger knows an arborist, Mike Donely. Roger contacted him about the boxwood and blight disease. Roger sent pictures to Mike and he said we should google and do our own research.
- f) Fertilization schedule: We need to have a 6-7 week span for fertilization. Spoke with Robert to have a more consistent schedule. Roger will work with Chris to get the schedule so that we can let the homeowners know the timing.

### **C. Exterior Approval Forms Discussion**

- 1. Remind homeowners that they need to send out a form for exterior changes.
- 2. Article 3 section 2 part B of the Declarations states that changes need to be approved.
- 3. Dan will draft up a letter to make sure people are clear.

### **D. Paint colors - Kim**

- 1. Creative Paints - Kim spoke to Paul at Creative Paints and they said they didn't know Doug Houser or Heitmeyer. Gave options for exterior paint pallets.
- 2. Trims and garage doors need to be in the tan/brown family. Should walk around to see colors and then get strips to show people the

color families. We need to state that paint needs to be the same as we have today and door colors need to be approved. Dan will put together a draft on paint expectations. If paint is peeling, chipped, or stained, it needs to be painted. Mailboxes, lamp posts need to be added to the comments on maintenance.

**E. Garage Sale** - Confirmed dates will be Friday, June 7th and Saturday, June 8th 2024.

**V. New/Other Business**

Dan has a friend, Tim Kelly, who owns a slate sign business. Do we want "Private Drive" signs or not? \$99/sign - will table until the association meeting.

**Meeting adjourned 9:09**

**VI. Action Items / Next Steps**

1. Look for best options for \$12k cash - Aaron
2. Send out a reminder to homeowners on maintenance responsibilities - Dan
3. Walk around the neighborhood to understand all of the paint / trim colors we currently have in the association - All
4. Revisit the aeration discussion in Aug - Roger
5. Map out the sprinkler head locations- Roger/Dan

**VII. Next Meeting**

- May 19th - Board Prep Meeting - 7pm

- **May 29th - Association Meeting for all Homeowners - 7pm**