

Terrace Ridge South Condo Association November 2024 Board Meeting Minutes

Date:	11/132024	Location:	Dan & Kathy Eisenhauer's
Time:	7pm	Website:	Terraceridgesouth.com

- I. Call To Order
- II. Attendees: Dan, Aaron, Roger, Todd, Kim, Kathy
- III. Agenda

A. Landscaping / Property Update - Roger

1. Mulching -

- Increasing by 9% for 2025 - going to an hourly charge vs. a charge for beds. Cost has never been increased for bed mulching and maintenance.
- Mulch was \$4,300.00 this year but did not include the bed clean up.
- Fall leaf clean up should start this week. Fall bed clean up has been done and not invoiced. Will be between 8-12 hours at \$45.00 per hour.

2. Mowing -

- Putting in a guaranteed number of mows. We skipped 4 mows this year but still hit our min amount of mows.
- Sassydogs wants to start in April and be done by the end of October. Would charge a monthly flat rate. If we want additional mows before April or after October, we would have to pay an extra \$570.00 per mow.
- We are ok to pay a flat rate each month, but want the option to apply any unused mows during the season due to dry weather either before or after the seasonal dates. Sassydogs is proposing 29 mows for \$2,524.00 per month.
- We are countering with 30 mows since we historically have had 28 or 29 mows. Sassydogs wants to charge \$25 per mower cleaning if they run into dog waste. If homeowners don't clean it up, we would assess the homeowner.

- If we have a dog waste occurrence, Sassydogs will need to identify the home. Roger will check to see if there have been issues with us or is it just the North.
- Roger will meet with Terrace Ridge North on 11/14 to discuss the Sassy dogs proposal.
- Question: “Can we do anything for the lawns in the back? Many look bad - can we address this?” Will try to address with aeration and overseeding.

3. Snow removal -

- Charges have increased over the last few years. Flat rate \$20.00/driveway at 2”, \$25.00/driveway under 4”
- The minimum charge is \$450.00 for snow removal.
- \$3,470.00 allocated for snow removal in 2025 budget
- \$650 is an average snow removal.

B. Financials - Aaron

1. Budget / Investments Update

- **2025 Budget** - 3.5% increase for 2025 from 2024 actuals to date.
 - (1) **Mowing**, we’re using the actual expenses of what we have now - may mow again this year.
 - (2) **Mulch** - was not increased in the bid so leaving the same.
 - (3) **Sprinkler Repair** - Increasing budget 3.5% from what we paid this year. If we need a new main control box for irrigation, the quote currently is \$1,000.00.. Smaller boxes would be \$500.00 (have 3). Decided to budget \$3,000.00 for irrigation repairs each year.
 - (4) **Street Maintenance** - Crack seal was done this year - (scheduled bi-annually). If we add the seal coat, dues would go to \$205.00 - If we do a 3 year avg. it would be \$195 per month for dues which includes aeration, overseed and seal coat .
- We are currently overfunded for the road fund.- Estimates for the road replacement should be approximately \$75k with the most expensive quote from Armor.
- Have \$5,800.00 over and above the road fund in deposits - (accumulated from new homeowners 1x initiation fee) used for emergency funds. We have not spent any of these funds..

- Votes were taken on **Seal Coating and Overseeding / Aeration** for 2025:
 - (1) **Seal coat** - Cost \$4,347 for 2025 - 4 votes yes, 1 opposed - Seal Coat for 2025 passed.
 - (2) **Aeration and Overseeding**- Cost \$2,070 for 2025. 4 votes yes, 1 opposed - Aeration and Seeding for 2025 passed.

- A vote was taken on the monthly dues increase. Proposed raise from \$140.00/mo. to \$195.00/mo. for 2025 - 5 votes yes, 0 opposed.
 - (1) Dues to increase to \$195.00/mo. starting January 2025.

C. Other/New Business

IV. Action Items / Next Steps

V. Next Meeting -

- We will skip December and have an association meeting on Wednesday, January 8th.
 - Meeting adjourned at 9:10 pm
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