

# Terrace Ridge South Condo Association

## May 2024 Board Meeting Minutes

<b>Date:</b>	05/19/2024	<b>Location:</b>	Dan & Kathy Eisenhauer's
<b>Time:</b>	7pm	<b>Website:</b>	Terraceridgesouth.com

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- I. **Call To Order - 7:13 pm**
  
- II. **Approval of March Minutes -**
  - A. **Need to add Feb meeting minutes to the website.**
  - B. **Roger asked to make an amendment to March minutes regarding the Boxwoods in Mike Sergio's yard. Kim made motion and Roger Seconded**
  
- III. **Attendees: Dan, Aaron, Roger, Todd, Kim, Kathy**
  
- IV. **Agenda**
  - A. **Financials - Aaron**
    - 1. **Budget Review -**
      - **May need to move some money to pay for mulch**
      - **Only had 2 snow removals with 5 budgeted for the whole year. Still need a bill for April from Sassydogs. 5 mows and fertilization to date.**

- Had \$50 in late fees in Jan.
- Way ahead of budget - have a surplus.

## 2. Cash Investment Update:

- Current value in account is about \$79k.
- Moved \$12k into mutual funds which we can access in 48 hours.
- Have some mutual funds maturing in the next 2 months and will look where to reinvest.

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

### 1. Sassydogs Update -

- Mulch still at the end of May. Roger will confirm the schedule.

### 2. TruGreen Schedule:

- Don't normally give a heads up on fertilization but want to have an idea so people can bring in pets. Can we at least get a day's notice? Last treatment was on May 14th and was the second treatment. Grub control was done as well.

### 3. Street Repair

- Street crack seal. Trasin asphalt and concrete sent a proposal (guy that used to be Armor has his own company now) Don't know if he is bonded and insured.
- Trasin bid for crack seal \$1260 - budget is \$1440.
- Armor bid for street crack seal was also \$1260. Armor also bid on a seal coat \$4021. Last time we did a seal coat was in 2020. 2023 bid \$3824 - going up in cost.
- We need to crack seal. The seal coat will make the surface look nice. Can have Armor to come back out and evaluate when/if we should do the seal coat as it is not in the budget.
- Road replacement is projected 2031.
- For the Sept meeting, we may need to discuss and vote on raising our dues for 2025 to pay for the seal coat. Or, do we want to use some of our road fund to pay for seal coat? We are over funded in the road fund so could potentially pay for the seal coat without raising dues.

### 4. Sprinkler Mapping/Irrigation

- Irrigation system will be up and running on the 24th. Will start to test the system on Monday/Tues. Roger will put

together a work order to have someone come out and fix any broken sprinkler heads. Can turn off certain heads if they need to be fixed. Repairs are budgeted.

- Sprinklers have not worked in Kim's backyard so they need to be fixed.
- Dan asked about mapping the sprinkler heads. Have 7 boxes that control certain areas including the North. Boxes can control multiple homes. 72 different zones/ approx 450 sprinkler heads.
- Underground utilities - can we get an update for the fall meeting.
- Website texting costs credits. Based on how many people you text it takes up credits. Emails don't cost anything.

### **C. Association Meeting Agenda Draft - May 29th**

1. New Member Introductions
2. Financial/Budget Review
3. Property Update
  - Landscaping
  - Fertilization
  - Sprinklers
  - Road Sealing
4. Website Review

5. Garage Sale- June 7th and 8th- on calendar.
6. Private Drive Signage
7. Homeowner Maintenance Responsibilities / Modification Form -
  - Landscaping: If someone is replacing a like for like bush do we need to send in a form? Agreed to revise form to say if its a like replacement a form is not needed.
  - Paint: We may want to add paint colors to the website to help homeowners in selecting approved colors. Paint would still require to have a form filled out and an approval. Front doors would also need approval.
8. Homeowner Insurance Requirement / Proof - Have not required proof of homeowners insurance but need to have it.
  - Article 11 section 1 states - Need to have insurance and have the association named as an additional insured and homeowners need to provide evidence of the same. Should talk to our own agents and verify if there is any additional cost. We believe it would not have any cost to homeowners. We will address the insurance topic at the homeowners meeting on the 29th.

**V. New/Other Business -**

- Texting using the website uses up credits so we will need to monitor how many texts we send since additional cost is not budgeted. Emails don't cost anything.
- Roger's term is up in Sept - Board role does not technically include landscaping. Could we have / create a committee to help with landscaping duties?

**VI. Action Items / Next Steps:**

- Upload Feb minutes to the website - Dan
- Underground utilities - Have an update for the fall meeting - Dan
- Revise Homeowner modification form - Like for like plant/bush replacement does not require a form - Dan

**VII. Next Meeting - Association Meeting 5/29/24, 7pm @ Dan & Kathy's**

**VIII Meeting adjourned 8:38 pm**