

# Terrace Ridge South Condo Association

## June 2024 Board Meeting Minutes

<b>Date:</b>	6/12/2024	<b>Location:</b>	Dan & Kathy Eisenhauer's
<b>Time:</b>	7pm	<b>Website:</b>	Terraceridgesouth.com

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- I. Call To Order: 7:09 pm
- II. Attendees: Dan, Aaron, Roger, Todd, Kim, Kathy
- III. Agenda
  - A. Financials - Aaron
    1. **Budget/Investments Update-** No new updates. Need to have some money put into the account by the end of the month. **Aaron will make the necessary movements for the account.** Sassydogs have not been paid for May mowing and fertilization - \$2,560. We will have a bill for \$5,188 for mulch and trimming. (\$4,100 mulch. Trimming / Edging \$760). We should be right on budget as it is a fixed expense. Amounts are put into the budget for the month the service occurs, not when it is paid.
    2. Budget we see on site is for 2023. Need to update the monthly budget for 2024. **Aaron will take action to update the monthly budget.**
  - B. Landscaping/Property Update - Roger
    1. **Trimming/Mulch Recap** - Kim gave feedback on mulching. There were places where the trimming was done after the mulch was laid. Mulch also seemed a bit stinky vs previous years. Bruce would pay extra to have more mulch in some areas. We still have 5-6 homes left. All agree it would be better to do all homes in one association at once and then the next association. All mulching will be done by the 14th. Contract states that we need all mulch done within a 4 week period. **Need to revise that for next year so that we have it all done in 2 weeks.** Should we look to have it completed by May 31st next year?
    2. **Irrigation Update** - Rain One was here on May 24th to hook up the system. On Sat the 25th. Roger tested the North and they verified what

needed attention. Monday, Roger and John went through most of the homes and finished on Tuesday to see what needed attention. Turned the system on Thursday and it seemed to be running well. Roger will look at all of the issues and log if things are working or not. Roger will record the address, zone and issue. Trench needed for the North by Carl's house. South - John's house needed a sprayer replaced. Sam's house needed a router readjusted - 2 lines were cut but now repaired. Diane could not get one head to work in her front yard by the gas line post. It is working now. Eisenhower's house had a router that was not spraying correctly. Roger dug it up a bit so now it is good. Replaced one at Rod's house. Kim's house needs to have someone come out and look at the whole system. In 2021 Roger was told there was a leak and still thinks it is leaking when the system is turned on. Not getting full pressure - cant leak when water is off. June and Gary dont have any water in the backyard. It would take someone other than Josh to come out and look at the issue. Need to call the office to have someone come out and determine why it is not working. Not sure if Rain One can do the work or not but they can come out and see what the issue is. Can we authorize an amount for the evaluation? Rain One should be able to tell us how much the evaluation would cost. **Roger will call Rain One to see about an evaluation.** Pegg's have water coming in on their patio so need to take a look tomorrow if they have an issue with one of their sprinkler heads. We (TRS) have sprinkler heads on Winding creeks property. Roger thinks it is a minimal expense.

3. **Crack Sealing Recap** - Homeowners were a little surprised that it took place without anyone knowing. Mark Layman sent Dan a note about the crack seal and there were globs of seal that were out in the gutter. There are some areas that were missed. Near John's house, there could be 25 or more cracks that were not touched. Need to see if they are long enough to get fixed. Roger did not notice anything that would concern him. **Roger will have them come back out.** Budget was to have it done in September - not sure why they did it early.
4. Sealcoating - 2024 or 2025?- Dan did research on seal coating - and many would recommend it for maintaining and longevity of the road. Roger would like to push it to next year. Can we get the road

replacement quote in the next 2-4 weeks- **Roger will ask for bids from Armor and Neff.**

5. Meg Holly texted Roger on Monday 6/10, stating her Japanese maple in the side-rear of her home between the George property and hers died suddenly. She said her brother believed the tree had been hit multiple times by a mower. I did speak with Chris of Sassydogs and we looked at your tree. He mows the area with a standup riding mower, and he does not go near the trunk or the roots of the tree. He thinks maybe the trees may have had some type of disease. The trunk showed signs of stress and deterioration, the roots were exposed. She thanked me for checking, she wasn't sure if the tree had died because of a disease, but wasn't sure. She wants to replace the tree and she wants to make sure it's not damaged by mowing in the future.

### **C. Other/New Business**

1. **Dues Increase** - Want to think about 2025 costs and where we will land for 2024. We will not have quotes from Sassydogs until November, but could do a cost of living increase to give homeowners an idea of dues increase.
  - a) Amount
  - b) Timing
2. **Insurance Proof Timeframe** - Some people have sent this back. What is the timeframe to have it back? Using 8837 Terrace Ridge as the association address. We want to have proof by the Annual Association Picnic/Meeting. Make it the same timing for every year.
3. **Like-For-Like Home Maintenance** - If someone is replacing a like for like are we ok to not submit a form. Don't want to rework the bylaws. We agreed to have homeowners still have to fill out the form per the bylaws.
  - a) Is Modification Form Necessary?
  - b) Statement to the Association

### **D. Fall Picnic/Meeting Dates** - Sent a survey on dates to homeowners

## **IV. Action Items / Next Steps**

- V. **Next Meeting** - July 15th. No meeting in August.

Meeting adjourned 8:52pm

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