

**Thomas Lake Country Homes of Eagan
Board Meeting Minutes 03/10/25 @ 6:00pm**

Call meeting to order: Dave called the meeting to order at 6:00pm

Board Members in Attendance: President David Meacham, VP Bill Trevis, Secretary Cris Town, Treasurer Jodene Moench, and Kathy Johnson

Board members absent:

Others Present: Kimberly G. with Premier Association Management 1568, 4538, 1576, 1572, 1580, 1570, 4527

Agenda: Motion Dave, Cris seconded to approve Agenda as submitted. **Approved**

Minutes: Approval of the 12/10/24 Minutes Motion Bill, Cris seconded to approve minutes of the meeting **Approved**

Old Business: None

Financial Report: Through February

Account Balances:

1. Checking Balance:
 - a. 12/31/24 Balance: \$10,113.32 (includes \$1,635 fees paid in advance)
 - b. 2/28/25 Balance: \$9,481.27 (includes \$4,299.63 fees paid in advance)
2. Operating Savings:
 - a. 12/31/24 Balance: \$37,350.31
 - b. 2/28/25 Balance: \$45,396.43
3. Replacement Reserves:
 - a. 12/31/24 Balance: \$471,994.72; \$320,841.75 in available "cash" funds
 - b. 2/28/25 Balance: \$492,460.78; all available in "cash" funds
4. Transfers:
 - a. 2/24/25 \$9,900 CK to RR – Monthly transfer to Replacement Reserves.
 - b. 2/24/25 \$8,000 CK to OS – Reduce Checking balance.

Insurance Update: April 15th is the date everything is due to the judge.

New Business,

Siding Repair: Exterior quotes, Getting for siding repair around houses – has done walkthrough with three vendors, lower two courses of siding are deteriorating. These will have to be fixed prior to painting. There are also fascia and soffit rot.

Winter plow damage: much more happened with the last snow fall with the soft ground. Will walkthrough this spring with TPC for repairs.

Mailboxes: A couple were hit with the last snow – one by a resident not sure on the other. Broken pieces of the car were left there. Please reach out to the Board or Premier if this happens.

Sprinkler start up: Let TPC know they can start up whenever ready. Premier will contact them.

Pet debris and pet containment i.e. leash rules: All owners need to check their area for any pet waste to clean up. No tethers or letting dogs run loose. Dog waste must be picked up immediately.

Dryer vent cleaning: Urge all residence have them cleaned out and be sure we do not have a fire due to clogged venting.

ARC Requests: 4520 SMT windows, 4531 SMT windows, 4534 SMT mini split- **All approved.**

Annual Meeting: Notice and need for additional Board Members, Eagan Library 4-14 at 6pm

Welcome new owners 4517 SMT, The Busteed's

Member Open Forum:

- **The voting results will be at the end of the month and reviewed at the Annual meeting.**

Next Meeting Date: Annual Meeting 4-14-25 at 6pm, notice will be mailed to all owners around March 17th.

Adjournment: Motion Karen, Mike seconded to adjourn the meeting at 6:20. **Approved**

Minutes respectfully submitted by Kimberly with Premier Association Management.

**Thomas Lake Country Homes of Eagan
Board Meeting Minutes 03/10/25 @ 630pm**

Executive session

Legal and confidential

Call meeting to order: Dave called the meeting to order at 6:30pm

Board Members in Attendance: President David Meacham, VP Bill Trevis, Secretary Cris Town, Treasurer Jodene Moench, and Kathy Johnson

Others Present: Kimberly G. with Premier Association Management

The BOD attempted to reach a resolution to vote and money to the HOA Reserve account.

Put together a hard cold number of values and items that need to be specially assessed.

Painting cycle next year – even the basic upkeep can't take place without funds.

1606 Molly Turner is an appraiser. Kim should reach out and ask for an unbiased opinion on what she sees with no ability to fund basic needs and the repercussions on the values in the association.

Adopt Rick Gavins plan of \$4500 assessment? The Board has done everything in their power and shot down so those that have said no it is your chance to say yes with your proposal. Put it to vote. Raise funds and are assigned to the reserves to keep us out of court and our investment in our homes.

Put out meeting dates for the calendar

Bill on EAB for 2025 – treated in 2023.