

Thomas Lake Countryhomes Minutes of Board Meeting May 22, 2024

The meeting was called to order at 5:00 pm on May 22, 2024. Present at the meeting were Don Hockman, Dave Meacham, Jodene Moench, Barry Dop and Bill Trevis via Zoom. Representing Rowcal via Zoom was Rachel Casillas. Community members attending via Zoom or in person were Mike Koch, Cynthia Pennig and 2 additional residents who joined during the session.

Minutes from the February 2024 meeting were approved.

Finance committee report was provided. No budget issues reported.

Committee Reports:

- Tree committee completed property walk around and submitted updated recommendations to board for review and possible action.
- Development Clean Up Committee provided a summary of accomplishments and acknowledgement of the residents who participated in the May 2024 Clean Up.
- Sign Committee is still attempting to collect bids for various types of markers/signs to replace current sign at corner of S. Mallard Trail and Mallard Drive. Reviewed homeowner comments on signs, stones, benches and plantings for current sign location. Board still contemplating options.

Old Business:

- Mailbox Replacements - Board reviewing request from some homeowners to change out mailboxes for a more secure solution. Research on several options including a secure box on the current mailbox posts or moving to a more commercial, central locations for all boxes was discussed. Costs and permitting requirements by the USPS were discussed. No action was taken.
- TPC Grounds enhancement program - TPC has scheduled a development walk around with board members for June 3, 2024, to allow TPC to gather information to create a proposal and budget for a comprehensive grounds improvement plan.
- Insurance quotes for next policy year are being collected. The board has engaged a broker to solicit a bid(s) from carriers other than our

current one, State Farm. Bids from State Farm and one or more other carriers are expected by mid-Summer.

- Collection Activity - Board discussed current outstanding dues balance and collection activities. Board asked Rowcal to clarify their process under our collections policy specific to use of letters, email and USPS to contact homeowners in arrears.

New Business:

- Ad Hoc Driveway Committee was formed to investigate and collect budgets for replacement or TLCH driveways. Board will use information to determine a plan and timing for any potential driveway projects.
- Board discussion was held on separating the master policy insurance premium out from the monthly dues assessment. Discussion was held on timing of a decision to do this, mechanics of how it would work, what would happen with the HOA dues assessment if this was approved, how would the billing work, etc. No decision on action was taken by the board. Additional homeowner feedback is being sought.
- A motion to change the association by-laws to reflect larger tree sizes for replacement was made and seconded. The motion was passed unanimously.

ROWCAL ACTION ITEMS:

- Still awaiting a bid for annual audit/review. Will distribute bids when received.
- Board needs to decide on dates for remaining board meetings in 2024 and notify Rowcal.
- Follow up on collections and work order questions in private session after public board meeting concludes on May 22,2024.

OTHER DISCUSSIONS:

- Board asked homeowners who attending session if there was any other topics for discussion. There was none.

Meeting was adjourned at approximately 6:05 pm.