

Thomas Lake Country Homes Board Meeting Minutes

January 22, 2026, 2pm Zoom

- I. **Call meeting to order** – Dave call meeting to order at 2:07pm
- II. **Board Members in Attendance:** President David Meacham, VP Bill Trevis, Secretary Cris Town, Jeff Koob
- III. **Board Absent:** Treasurer Jodene Moench
- IV. **Others Present:** Kimberly G. with Premier Association Management, 1568, 4532, 4533 , 4518, 1560, 1572

- V. **Welcome**

- VI. **Approve Agenda:** Motion Bill, Jeff Seconded to approve Agenda for todays meeting as presented. **Approved**
- VII.
- VIII. **Minutes:** Motion by Bill, Jeff seconded to accept Mins of 10/3/2025 meeting. **Approved**

- IX. **Old Business and 2025 recap including accomplishments**

- X. **Financial and Budget:**

- XI. **New Business**
 - Mailbox repair and updates – Concern over condition of mailboxes – staining and repairs – most of the issues are paper boxes – The Board will be eliminating all paper boxes and upgrade adjustments in posts – most will be volunteer and materials about \$25 a box. Volunteer staining will also be completed.
 - TPC has cut across gutters, and they will need to replace winter damage review in the spring.
 - Strongly suggest owners clean out dryer vents every 2-3 years. Also, the furnace vents can be clogged so check both.
 - Reminder of Holiday Lights need to be turned off by the 25th of Jan. – please be sure if not removed the lighting needs to be turned off permanently until lights are safe and unfrozen to remove.
 - Pet issues are still an issue – on leash and clean up happening when the dog defecates.
 - 3 arch requests mini splits for AC units – 3 garage door replacements were all approved.
 - Sprinkler start up in spring – will offer Valley lake and TPC as sources for owners.
 - Welcome 4528 Mary to the community!
 - Passing of Jim Wyrums passed away obituary can be viewed on the star and tribune services this Sunday

- XII. Finalization of Gutter work from the fall – will happen in the spring
- XIII. painting – Jodene is putting together color wheel to update colors within the association and will then be presented to the community at a meeting. Motion David accepts Wydert painting wet over wet for 2026 using duration, seconded by Bill.
Approved
- XIV. siding repairs – SPS will start this winter as weather allows – notice will be given to owners prior to start
- XV. Addition of funds for potential salt use during winter.
 - Allocate \$1,500 total dollars per season. Motion Bill, Chris seconded to assist in salting budget for future Approved
- XVI. Start a conversation for potential Drive replacement in 2027 and the need to start planning now.
Philepol for bid, KG from Premier will continue with proposals. After 2 years the sealcoating cycles will begin. Implement in the budget
- XVII. Supporting kids and families on school with stress in community. Chris will send out information on collection of food to donate.
- XVIII. Owner open forum
 - Amazon trucks restrictions – Driving on yard and in and out of driveways. Amazon was supportive in removing driveways. Asking for no driveway access, yes, we will have to go back to.
 - Shutter removal – never the same holes twice – will find damage.
 - Flag outside two cute snowman – can it stay up – yes it can
 - Please remove dead wreaths
- XIX. Executive meeting
- XX. Adjournment Motion Dave, Bill adjourn Approved
- XXI. Annual meeting April 14th at 6pm put on calendar
- XXII. Shutter discussion – review shutters at painting meeting – would like to remove
 - There is money for tree pruning and work in 2026.
 - Extend ornamental splitting of grasses get a hold of Matt about this area – can we split and extend the planting Ask Jodene to make contact and set up with Matt

- Jodene said go mono 1 color for the development – would cut down on fighting. Trim remains white.

Newsletter out – once minutes are minutes sent once approved.