

**Thomas Lake Country Homes of Eagan
Board Meeting Minutes 06/18/25 @ 5:30 pm
Eagan Library**

Call meeting to order: Dave called the meeting to order at 5:30 pm

Board Members in Attendance: President David Meacham, VP Bill Trevis, Secretary Cris Town, and Jeff Koob

Board members absent: Treasurer Jodene Moench

Others Present: Kimberly G. with Premier Association Management

Owners attended in person or via zoom: 1560, 1568, 1570, 1572, 1580, 1594, 1606, 4500, 4508, 4516, 4518, 4519, 4521, 4523, 4525, 4527, 4530, 4531, 4532, 4533, 4534, 4536, 4538, 4539, 4544.

Q&A

Q: Financial 2024 report – the 2024 Audit is online

Q: Assessment comment – voted down, suggestion of 60% of votes – lower assessment

Q: Understand the cost cutting services to build reserve, we are missing our community in community – spring and fall clean up to get together owners and nit to unite.

Q: National night out? Subs very well attended. – looking at having at Chris and Kerry's place – notice from Eagan for sign up – Jodene and Bill will Chair. Register desires for police/fire.

Q: New owners, names in Newsletters. Two new owners this spring

Q: Starting to work on projects – how are we going to finance?

Tree donation fund set up two/3 years ago – 2-3 thousand left in it. To buy larger trees – rules have changed – still in the pot.

Q: who is the resp for ants – all pest control is the homeowners – send name of product of pest control via email.

Q: who takes care of lawn damage, - lawn should come back – if not we will refurbish.

Q: Have squirrel chews on wood – BOD will be addressing

Q: Weed treatment in grounds – yes, we are getting treatments.

Q: shrubs – no more treating, they will be pruned summer and fall. The association does not fertilize shrubs.

Q: if you plant your own shrubs, is there a limit, - Yes, only what you will take care of.

Agenda: Motion Bill, Chris seconded to approve Agenda as submitted. **Approved**

Minutes: Approval Bill, Chris seconded to approve the 03/10/25 Minutes. **Approved**

Financial Report: Through May

Account Balances:

1. Checking Balance:

- a. 12/31/24 Balance: \$10,113.32 (includes \$1,635 fees paid in advance)
- b. 5/31/25 Balance: \$9,632.68 (includes \$3,057.63 fees paid in advance)

2. Operating Savings:

- a. 12/31/24 Balance: \$37,350.31
- b. 5/31/25 Balance: \$53,239.01

3. Replacement Reserves:

- a. 12/31/24 Balance: \$471,994.72; \$320,841.75 in available “cash” funds
- b. 5/31/25 Balance: \$518,287.31; \$308,287.31 available in “cash” funds

- 1. Next Investment to mature: Morgan Stanley 3/27/28. ***Need to wrap up Insurance Claim/Legal piece prior to investing more funds.***
- 2. A/R Aging Summary: Past Due = \$550.50; Paid in Advance = \$3,057.63.

Maintenance

- Landscape repairs and need for some added areas along Mallard Dr side hill. Some erosion on Mallard View – repairing pine tree areas – new soil-seed dirt. We need help from owners to water those if you are by those areas. Rebuild of wash out hill areas. Still others to address - \$4600 spent to date on those repairs.
- Update from tree committee on Emerald Ash treatments (Bill) – 31 trees treated – until 2027 recommended a few trees not treated as splitting and how they are doing.
- Sprinkler repairs and potential issues for all with the installation of the Fiber optics – Common ground sprinklers – several repairs, TPC is handling our irrigation. Mice chewed up controller and added a rain gauge. Marked all heads for the fiber optic install. Once complete we will be checking the repair of those areas.
- Mailbox Painting – Getting calls from residence about the painting of the mailboxes. Several volunteers needed to try and do it ourselves. Team of 4 now – we are asking for even more volunteers to power wash and stain.

Roof Insurance Update: May first appraisal was completed. Law firm and contractor have heard no settlement yet – they have come back out a couple times. We are still awaiting the resolution.

Spring building walkthrough update: Completed two weeks ago. The squirrel damage was big. Consistency of wood repairs is exceptionally large – base siding around building, roofline, soffit, porch fences. We have a painting cycle coming up – want repairs completed first then painting cycle after. One consistent thing handled by owner’s dryer vents fire hazards.

Adjournment Motion David, Bill seconded to adjourn at 6:15pm. Approved