

THOMAS LAKE COUNTRYHOMES BOARD OF DIRECTORS MEETING
4504 South Mallard Trail (physical) and Zoom (remote)

August 13, 2024

CALL TO ORDER: Meeting was called to order at 5:03 pm.

PRESENT:

Board Members: Don Hockman, Dave Meacham, Jodene Moench and Bill Trevor.

RowCal Community Manager: Rachel Casillas

Community Members:

Kathy Johnson, Bonnie Wagner, Mary McGuire, Sharon Koch, Mike Koch, Marsha Rowe, Barb Graycarek, Peg Thomas, Denise Colvey, Jill Klinger, Jack Diehl, Bryon Panushka, Jean Hockman, Vicki Tatting, Pam Krueger, Gary Krueger, Rick Gavin, Mary Gavin, Alisha Lhamo and Betty Substad.

Minutes from last meeting:

A motion was made and seconded to approve the minutes from the last board meeting. The motion passed.

COMMITTEE REPORTS:

TREE COMMITTEE:

- Bill Trevis reported that the tree committee, Kathy Bahrke chair, is conducting the fall inspection on August 27th. The committee will identify trees for removal and trimming. Bids will be solicited for 2025 budgeting numbers.
- The ash trees are slowly declining, and the effectiveness of further Ash Borer treatments will be discussed.
- Magellan Pipelines cleared trees and brush within the easement on the S. Mallard Trail berm. There will be an invasive plant spraying this fall, with a spring planting in the spring.

GROUND'S COMMITTEE:

- Jodene reported that dead shrubs have been mostly removed.

SOCIAL COMMITTEE:

- Don reported that 2 new residents moved into Mallard View recently. Betty Substad at 1572 and Frank and Char Dierberger at 1596
- Newsletters will continue to be sent as needed.
- An update residents map is in process.

AD HOC DRIVEWAY APRON:

- Dave reported that 18 households are scheduled for Driveway Apron repair on August 21, 2024. The 18 residents have received several notifications,

TREASURER'S REPORT:

- Jodene reported that the financials looked good, with the standard charges.

OLD BUSINESS:

- A motion was made, seconded and passed to separate the insurance payment from the overall annual operating budget. This allows for the insurance assessment to be the actual amount and to be excluded from the 5% annual increase. The separation will take place with the January 2025 monthly assessments. Information as to the details of how it is handled will be forthcoming
- Don reported that there is no new information on May 2022 Roof Claim.

NEW BUSINESS:

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- **Master Policy Insurance Renewal Quote...** The board discussed the State Farm Master Policy renewal numbers. The quote information was sent to the community prior to this meeting.
 - a. Discussion points with residents' questions, comments and input:
 - i. There is major change in the deductible regarding a 2% or 5% wind and hail damage deductible
 - ii. Other quotes were solicited but no other companies were interested in this new business
 - iii. Changes to the Rules, Regulations and Policies regarding how deductibles would be applied to claims
 - iv. Board will send out a notice with the information as to which option is selected
 - v. Emphasis on personal responsibility of residents to contact their HO6 policy insurance agents to discuss adequate coverage, especially regarding Loss Assessment provisions
- **Reserve Increase Discussion...**
 - a. Topics discussed with residents included why, how much, what capital improvements to target. It was noted that this is a special assessment which requires a community-wide vote for approval.

MEETING ADJOURNED: A motion was made, seconded and unanimously accept to adjourn the meeting. The meeting adjourned at 6:20 pm.

NEXT MEETING: The next quarterly meeting is to be determined.

A handwritten signature in black ink, appearing to read "William M. Jones". The signature is fluid and cursive, with the first name "William" and last name "Jones" clearly distinguishable.