

Thomas Lake Countryhomes Board Meeting
4534 South Mallard Trail (Physical) and Zoom (Remote)
October 29th, 2024

Call to Order: Meeting was called to order at 5:10

Present:

Board Members: David Meacham Jodene Moench Bill Trevis, Kathy Johnson, Cris Town

Community Members: Mary McGuire, John Stone, Pam Krueger, Gary Krueger, Karen Roth, Barb Graycarek, Kathy Bahrke, Mike Koch, and Marsh Ruwe

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

Old Business: There was no old business.

Committee Reports:

Treasurer's Report:

- Jodene reported that the financials were what we expected.

Tree Committee:

- The tree work was put out for bid but only one company has responded and we are waiting on the second.
- There were concerns expressed regarding the number of overhanging branches and a total cost of \$22,000 to correct this problem.
- A priority has been placed on getting limbs taken down that represent an immediate threat of damage to rooftops.
- David thanked all the residents who had helped during the fall cleanup. We are waiting for the remainder of the brush and leaves to be cleaned up.

New Business:

Reserve Vote Update:

- The vote did not pass.
- A communication will be sent to all residents regarding the outcome of the vote. It has to be out within 30 days.
- The letter may come from the attorneys, the board or our management company

Roof Update:

- Hockmans were thanked for gathering all the information needed for the attorneys
- The attorneys have all information and we will continue to follow their recommendations.

Transition to Premier Management:

- We are making progress toward the November 1 transfer date.
- There was a mistaken email notice but no money was removed by RowCal. Please advise a member of the board if that is not the case.

Owners Forum

- There was a question brought up about a cleanup day in November.
- It has been scheduled to remove the remaining leaves.

ACC and Work Orders:

- Residents have been replacing windows and AC units

Meeting Adjourned: A motion was made, seconded and unanimously accepted to adjourn the meeting. The meeting adjourned at 5:25.

Next Meeting: The next quarterly meeting is to be determined.