

sVillage of Tuxford Homeowner’s Association Board of Directors Meeting

August 14, 2024 Began: 9:58 am Adjourned: 12:15 pm

Gail Mansfield, President	P
Melanie Lilly, Vice President and Treasurer	P
Kathie Welch, Landscape Chair	P
Peggy Brown, Secretary	P
Michael Mansfield, Springhurst Rep	P
Lisa Thieneman, Property Manager	P

Minutes of July Meeting

The minutes of the July meeting were approved.

Springhurst Report

Springhurst has removed some dead pine trees and other trees have been trimmed. It was asked that Springhurst Board consider the replacement of some trees along the fence that have been removed. Those trees provide a visual separation from interstate 265.

Treasurer’s Report

We owe estimated tax of \$1,670 quarterly which needs to be paid and was approved by the Board.

We have had an outflow of money this year for landscaping. We need to move an additional \$5,000 to pay Greenscapes when invoices are received. Motion carried. As of June 28, 2024

Checking balance:	5,882.70
Republic Savings:	134,403.15
Treasury Bonds:	645,164.08
RESERVE Total:	779,567.18

Property Manager’s Report

There are several requests regarding mailboxes and the gutters.

Work orders are being closed as they are finished,

Architectural and landscape requests need to be discussed and decisions made by Board.

Landscape Report

Tree trimming has been put on hold until after more clarification to trimmers. The arborvitae removal was discussed. Board will survey as to how many need to be trimmed or removed. A letter will go in the mailboxes with this information.

Old Business

Lawsuit update

The lawsuit has been settled.

Annual Meeting

The annual meeting will be on October 22 at the Westport Baptist Church. The Board is trying to recruit residents to agree to run for the Board. The annual budget will be presented at this meeting for approval.

New Business

Review of landscape applications

Responses were approved for landscape applications and requests.

Review of architectural applications

Architectural applications were approved or given a response.

Discussion of master policy

The deductible was raised to \$25,000.

We will reserve more money for this deductible.

Board approved to accept Erie as Village of Tuxford Homeowners Association insurance carrier for 2024-25.

A special meeting was called to review the obtained proposals for the replacement of the gutters and downspouts. It was approved by the board for Sexton Insulation and Gutters to do the work.

Next meeting: September 11, 2024

Submitted by:

Peggy Brown

Secretary