

**Village of Tuxford Board of Directors Meeting**

Began: 10:00 am

October 9, 2024

Adjourned: 11:55 am

Gail Mansfield, President	P
Melanie Lilly, Vice President, Treasurer	P (via phone)
Kathie Welch, Landscape Chair	P
Peggy Brown, Secretary	P
Mike Merrifield, Springhurst representative	P
Lisa Thieneman, Property Manager	P

**Minutes of September board meeting**

The minutes of the September board meeting were approved as read.

**Springhurst Report**

The Springhurst Board will discuss the 2025 budget and then it will be presented to the Village of Tuxford at our annual meeting on October 22, 2024.

**Treasurer’s Report**

The noncontract landscaping, as expected, was \$18,000 over budget. Legal fees were \$5,000 over budget. The operating cash flow will cover both of these expenses. We are awaiting the final invoice on the gutters. The monthly insurance withholding will be \$ 7,777.78

Balances as of 9/30/24

Checking	37,728.66
Savings	95,349.52
Treasuries	553,467.54
Reserve total	648,817.66

**Property Manager’s Report**

Insurance verifications are being received. Call logs of resident requests are being addressed. A motion was made for a REACH alert be sent to notify residents that any gutter drainpipe they want buried will be a homeowner responsibility. The motion was approved.

**Landscape Report**

A notification will be sent to residents to inform them that Magnolia Tulip trees and shrubs will be trimmed. Some plantings will be replaced.

**Neighborhood Block Watch**

The Board approved the committee contacting our City Councilman and asking for a traffic study to take place on White Blossom. Several Village of Tuxford residents have expressed concern regarding the intersection of Buttonbush Glen and White Blossom.

### **Old Business**

The annual meeting information and agenda have been mailed. A sign in table will be ready at the meeting.

Melanie Lilly will present the budget for 2025 at the business meeting.

The Master Policy for 2025 has been settled.

The gutter installation is complete.

The recruitment for new directors is completed. Four people are running for three positions. Election will take place at the annual meeting.

### **New Business**

The Landscape proposals were discussed and appropriate responses will be given to residents.

Architectural applications were discussed and appropriate responses will be given to residents.

Next meeting: November 13, 2024 10 am

Submitted by:

Peggy Brown

Secretary