

Village of Tuxford Homeowner's Association Annual Meeting

Began: 6:15

October 22, 2024

Adjourned: 6:48 pm

Gail Mansfield	President
Melanie Lilly	Vice President, Treasurer
Kathie Welch	Landscape Chair
Peggy Brown	Secretary
Michael Merrifield	Representative to Springhurst Board
Lisa Thieneman	Property Manager

Welcome

The annual meeting of the Village of Tuxford was called to order by Gail Mansfield, President of the Homeowner's Association. The purpose of the meeting was to elect the slate of directors and to seek approval of the 2025 operating budget. There was a quorum of 11 proxies and 36 owners with a total of 47 votes. The required quorum is 25% so we exceeded the requirements. She announced the slate of officers and a motion was approved to accept the slate as read. Diane Davidson was introduced as the new representative to Springhurst Board.

Springhurst Community Association

Mike Merrifield welcomed Diane Davidson as the new representative. He has served in that capacity for nineteen years. He reported that Springhurst had approved the 2025 budget and that our dues will go up to \$960 next year. Statements will go out in January. Payments can be made in one lump sum or in two equal payments of \$480 due on February 1 and April 1. Republic, our trash pickup company, will be going up \$30 per household next year which explains the need to increase the dues. Contact Republic if interested in recycling and the cost is between \$61 and \$84. There is a revised and updated website at SpringhurstVillages.com.

President's Report

Garages got aluminum trim around the doors if it had not been done previously. Caulking was replaced around the windows of any resident who requested that it be done. The roads received a new sealcoating this year and gutters and downspouts were replaced with 6 inch gutters. New residents were recognized and welcomed to the neighborhood. Our master policy with Erie Insurance Company has been renewed for next year. The CCR's and Board minutes are on the Mulloy Properties website. We had a summer social in July and a Christmas social is planned for December 13. More information regarding the Christmas social will be coming out later.

Landscape

There will be a spring planting. The fall planting on 10/22/24 should take care of the freeze replacement. Arborists came and looked at trees and decided which trees needed to be trimmed. That trimming took place and now other tree trimming will be the resident's responsibility. The tulip magnolias were trimmed as well as shrubs. Landscape has been over budget for the last two years,

but we should be finished with replacing of shrubs. Mowing is going to be weekly during the fall and there is one more application of fertilizer for this year. Landscape requests are considered at the monthly board meeting. There is a maintenance checklist on MulloyProperties.com.

Property Manager's Report

Lisa Thieneman has been the Property Manager for the Village of Tuxford for 20 years. She is the first point of contact (phone or email) for concerns and questions. MulloyProperties.com has the forms residents need on the website. Proof of insurance must be provided to Mulloy Properties. Most insurance agents will send that proof to Mulloy if requested to do so.

Treasurer's Report

Copies of the Village of Tuxford 2025 Operating Budget proposal was given to residents as they entered the meeting. Dues are going up to \$280 a month beginning January 2025. Reserve funds were discussed and the goal to put more money in reserve funds. The rationale for the \$10 increase is to start building savings for future roof replacement. Motion to accept the budget. Motion seconded and approved by acclamation

A motion to adjourn was accepted and meeting ended.

Submitted by:

Peggy Brown

Secretary