

Village of Tuxford Homeowner's Association Board Meeting

Began: 10:03 am

December 11, 2024

Adjourned: 11:21 am

Gail Mansfield, President

P

Melanie Lilly, Vice President, Treasurer

P

Kathie Welch, Landscape Chair

P

Peggy Brown, Secretary

P

Michael Merrifield, Springhurst Representative

P

Diane Davidson, future Springhurst Representative

P

Lisa Thieneman, Property Manager

A

Elgin Garrett, Property Manager

P

Minutes of November Meeting

The minutes of the November meeting were approved as read.

Springhurst Report

The newsletter from Springhurst will be coming out in December. The election for Diane Davidson to become the representative to Springhurst will be held on February 25, 2025.

Treasurer's Report

As of 11/30/24

Checking Balance	38,260.60
Republic Savings	115,000.16
Treasury Bonds	448,538.93
Reserve Total	563,539.09
YTD interest	25,928.44

Insurance 2025 monthly 5,833.33 Budget 70,000

Please note that the monthly reserve total of \$7,802.23 was not made until December 2 and is not reflected in the balance above.

Operating Budget:

As of 11/30/24 we are \$4,372.48 over budget. This is manageable without the need to access savings to cover the shortfall.

Monthly Dues Issues

There are three issues with residents' payments of dues. In two of these cases, it is recommended that itemized statements be sent to the affected residents to help them understand their accounts. In the third case, there may be nothing we can do until the unit is sold.

Property Manager's Report

Call Logs have been addressed. Insurance verification was discussed and follow up letters will be sent.

Landscape Report

Leaf removal has taken place and there may be the need for an additional one. Grasses, crepe myrtles and hydrangeas will be trimmed before the end of December.

Neighborhood Block Watch

A resident has presented a proposal to have dog waste stations. It was discussed, but not in the budget for this year.

Old Business

A review of all the policy statements took place at the meeting. There was discussion on the policy statement regarding damage to the exterior of building and grounds. This policy as well as others will continue to be discussed at the January meeting.

We are compliant with the Corporate Transparency Act.

The last invoice for the gutter installation has been received.

The Christmas dinner will be on December 13 at the Corner Café. We will gather at 5:30 and dinner will be at 6:00.

New Business

Review of landscape applications were discussed and appropriate responses given.

There were no architectural applications this month.

Next Meeting January 8, 2025 10 am

Submitted by:

Peggy Brown

Secretary