

Village of Tuxford Homeowners Association Board Meeting

Began: 10:00

March 12, 2025

Adjourned: 11:52

Gail Mansfield, President	P
Melanie Lilly, Vice President and Treasurer	P
Kathie Welch, Landscape Chair	P
Peggy Brown, Secretary	P
Diane Davidson, Springhurst Rep (elect)	P

Minutes of February meeting

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

Springhurst Report

The annual meeting was held on February 25 at Westport Baptist Church. Diane Davidson was approved as our new representative to Springhurst Homeowners Association. At this meeting, the snow removal issue was discussed as a result of the January snowstorm. There was discussion regarding using the same provider for next snow event for economic reasons.

Treasurer's Report

Operating budget

Resident accounts in arrears were discussed. That may be a result of new amount due and banks not making that adjustment. Residents will be informed.

The snow removal budget is now over by \$5,823.90.

Capital Funds

Interest rates have fallen on Treasury investments; however, that is not significant enough for concern yet. We will be moving \$50,000-\$75,000 from Republic Savings into the Treasury fund since there are no major capital projects planned this year per Board vote.

2024 Year End Review and Close Out

Mulloy has not heard from Brian Cobb, CPA, regarding the timing of our tax return. Lisa Thieneman will check with him.

Balances: As of 02/25/25

Checking \$ 36,199.49

Savings \$142,686.66

Treasury \$452,875.86

Reserve Total \$631,762.01

Property Manager's Report

Work orders were discussed.

Landscape Report

Fall trimming is completed.

Mulching will occur after spring trimming.

Pre emergent is down.

Edging will be done by hand this year.

Neighborhood Block Watch

Several street lights that were out have been called in and have been replaced.

A discussion has taken place with Marcus Winkler's office regarding the speeding on White Blossom and the danger that presents for pulling out from Buttonbush Glen to White Blossom. The representative from that office said he would alert police to this matter.

Old Business

There was a discussion regarding damage due to snow removal. We will have Commonwealth Paving evaluate, then bring information back to the board.

The status of the wall coverage with viburnum will be evaluated. Discussion will take place with landscaper to ascertain what is the correct next decision.

New Business

There were no new landscape or architectural applications this month.

The residence of 4407 Buttonbush Glen Drive is not insured and no one occupies that residence. We are going to get in touch with family to evaluate next steps.

Ladies Luncheon will be at Olive Garden on March 25.

Next Meeting: April 9, 2025

Submitted by:

Peggy Brown

Secretary