

Village of Tuxford Homeowners Board Meeting

Began: 10:04

July 9, 2025

Adjourned: 11:45

Gail Mansfield, President P

Melanie Lilly, Vice President, Treasurer P

Kathie Welch, Landscape Chair A

Peggy Brown, Secretary P

Diane Davidson, Representative to Springhurst P

Lisa Thieneman, Mulloy Property Manager P

Minutes of June meeting

The minutes of the June meeting were approved as read.

Springhurst Report

The Summer Fest was successful with good representation by residents of Tuxford.

August 15 – movie and food truck

September 13 – yard sale for Springhurst

September 18 – large junk pickup for Springhurst

The leak on Buttonbush irrigation has been reported to MSD.

Treasurer's Report

There are no new issues. The first draft for the 2026 budget was presented for discussion only.

In our Reserve Funds, the balances are increasing as expected and the interest rate is holding.

Balances as of 06/30/2025

Checking \$ 22,983.28

Savings \$123,548.30

Treasury \$534,556.61

Reserve Total \$658,104.91

Property Manager's Report

A discussion regarding the refurbishment or replacement of mailboxes was held. Forty-nine mailboxes can be refurbished, and twenty-nine boxes need to be replaced. A letter will be sent to residents regarding this. The cost will be approximately \$7210.

Landscaping Report

The landscape requests received for any spring planting have been completed. There has also been hand weeding and mulching of the plant beds and common areas, bed edging and trimming of the shrubs. The fall will have a trimming of grasses and tulip magnolias, crepe myrtles and other flowering shrubs, along with grasses.

Old Business

Articles for the July newsletter need to be sent to Gail and Lisa. The newsletter will be put in mailboxes.

Common area parking was discussed. Letters will be sent to those not complying with CCR's.

New Business

Review of landscape applications and appropriate responses given.

Review of architectural applications and appropriate responses given.

The annual meeting of the Village of Tuxford Association will be September 23 at 6 pm. Registration will begin at 5:30. It will be held at Westport Baptist Church.

Submitted by:

Peggy Brown

Secretary