

TUTTLE ESTATES BOARD MEETING

April 7, 2021 Virtual Board Meeting

Present: S. Mueller, S. Abedi, E. Laughridge, C. Galassini - Held via TEAMS.

Excused: M. Finnegan

Agenda: Motion to approve the meeting agenda Syed....Motion Eric second

Treasurer's Report (Charley):

Overall the Association is in good financial shape. We will have some larger expenditures coming out in the Spring (as usual), and we are going to start some new plantings on 127th so we expect the amount in checking to drop accordingly. We continue to try to build our reserves towards a targeted reserve of 1.5 times our annual budget.

\$56,000 in reserves \$87,000 in checking

Also - Past Due Letters went out. Nine properties still owe and have until 4/30 before legal penalties are applied. We also have 1 Home in foreclosure, waiting for Court decision on this property. S. Mueller was able to negotiate a favorable settlement on one house in lieu of placing a lien on the property.

Taxes completed. Annual Report to be filed in Q2 2021 as per guidelines from attorney.

Landscaping / Front Entry Update

Sprinklers (Eric)

We are scheduled for a Start Up on April 25. The Village has already turned up the water. We may have one issue with the TPZ/control valve but won't know until the system is charged and cycled. If the issue arises the cost to repair will be under \$600. Eric will advise of the situation and address once known.

Lighting (Scott & Charley)

The service level from the current lighting contractor continues to be sub-par. The Board agrees that we need to be looking for a new lighting business that is locally based. Scott and Charley will reach out to Prime Cut for recommendations

Trees/127th Street (Scott)

A 127th street review was conducted in late March. Tree and shrub installation was identified as well as a couple of additional dead trees to remove. As part of the ongoing landscaping project (along with the south pond clean up) the Board approved moving forward with this program.

As part of this program the Board was offered 20-24 small maple saplings from a resident. This Sapling relocation enables TECA to grow saplings for a 2-3 years then use them in our landscaping areas. This could save TECA several thousand dollars. THANK YOU so much to our resident for the offer!

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Landscaping Continued...

South Pond Update

Marc F shared a progress report on the South Pond Program. The erosion problem caused by the muskrat colony has been greatly reduced. We will continue with this program as outlined previously. The pond treatment program (Rollins Aquatics) is all set for this year. We will extend this contract if pricing holds for next year as well.

We have a near dead willow tree on the south pond that needs to be removed, along with this we have some clean up that needs to occur for the SE pond, this will be done by Prime Cut. Also, Prime Cut has been advised that we need to let the grass grow to create a 6-8 foot buffer from the waterline. This keeps geese off the pond and encourages them to land elsewhere.

- Landscaping motion to approve Prime Cut program Charlie second Syed.
This includes Front Entry, Pond Clean Up and Sapling Transfer

Newsletter – Spring 2021

We will put out a Spring Newsletter. Topics that will be included:

- Easter Bunny Thank you's
- Request for residents to look at the maintenance of their fences
- Thank you for mailbox improvements
- Education Insights and Rules on Pools

New Business

Add Pool do's and don'ts to the newsletter

Elections

As we had no one share an interest in joining the TECA Board, all positions ran unopposed, and were reelected. We will share this in the newsletter as well. An update on how we managed through the elections with pandemic issues is attached. We followed the same protocol as last year. It is our hope that we will return to normalcy in 2022.

Adjournment Motion for adjournment Eric 2nd Charley.

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Good evening Tuttle Estates Residents,

First, I would like to thank all of you for your tremendous help and support as our community has worked through the pandemic this past year.

As you know, we usually have an annual meeting in March. We were not able to schedule meetings of more than 6 people at this time. Every December when the annual dues letter comes out, we also ask for nominations for anyone interested in the serving on the Board or becoming more involved with the Association. We have received no new candidate forms for the Board positions.

The current Board of Directors have all agreed to stay on for another term. All Board spots up for re-election are running unopposed and have been reelected. We will ask for nominations again in December. It is our hope we will be able to have an in person Annual Meeting in 2022 and get back to what we hope will be normalcy. If you are interested in learning more about TECA and Board Roles, please reach out to Scott Mueller.

The Board will not be raising dues for 2021. This represents more than 10 years of hold our dues at the current rate, a big thank you to our Treasurer, Charley Galassini, for managing our finances. We are continuing to invest in our landscaping program as per our plan.

We have received very positive feedback on our new website, and we welcome your input as we continue to work to make Tuttle Estates a wonderful community to reside in. We welcome any questions or feedback via email at tuttleestateshomeowners@hotmail.com

The current 2021 Board of Directors is:

Scott Mueller/President,
Charley Galassini/Treasurer,
Eric Laughridge/Secretary
Marc Finnegan/Director,
Abedi Syed/Director,

Thank you for your patience and understanding.

Scott J. Mueller
President,
Tuttle Estates Community Association