

TRADITION TOWNHOMES ASSOCIATION

BOARD MEETING MINUTES

September 8, 2025

TRADITION CLUB HOUSE

CALL TO ORDER: 2:00 PM

BOARD MEMBERS PRESENT: Nate Burnham, John Collins, Jim Hoffmann, Dennis Pate and Debbie Ver Ploeg.

MINUTES: July 28, 2025, Board meeting minutes approved 5-0.

COMMITTEE REPORTS:

1. Treasurer' Report – Nate Burnham

Report was previously distributed to the community. Cash on hand as of today is \$52,642 with no outstanding bills.

2. Landscaping – Debbie Ver Ploeg

*A. Motion was made to have Urban Farmer do a fall cutback. Motion carried 5-0

B. The Board will continue to work with a certified arborist from Happy Trees concerning the pricing for trimming/replacing trees and maintaining tree health.

3. Buildings and Grounds - Dennis Pate

*A. Sam Rankin from Etch came at 2:30. Discussion included the following.

--2025 yard care: What we learned about robots and thoughts on how lawn care went:

Positives:

When working, yards look great

No grass clippings

No wheel ruts in wet areas

No sliding and destroying grass on hillside.

Negatives:

Tracks in yard when mowing the same way time after time;

Numerous areas missed within yards adjacent to buildings

Stuck under downspouts

Areas skipped due to rain or breakdown and grass getting too tall

Robots do not perform well in tall grass

Numerous restarts required.

Not a robot issue, but trimming very sporadic timewise and often too short.

--2026 yard care proposal

How does robotics offer take care of issues discussed in above items?

*The Board continues to discuss using Sun Seeker robots from Etch for the mowing season of 2026.

Improvements from the 2025 mowing season were discussed for the 2026 season.

*--2025/2026 snow removal proposal

*Etch presented to the Board three snow removal proposals. The Board continues to discuss the best option for the 2025-2026 season.

*Etch will provide the Board with contracts for snow removal for the 2015-2026 season and a mowing contract for the 2026 season for review.

(Over)

*B. The Board discussed mud jacking additional driveways this fall.

*C. Swimming Pool care in 2026. John Cisna will be replacing John Kovacs in maintaining the swimming pool. John Cisna will become certified in swimming pool maintenance. John Cisna will work with John Kovacs in the summer of 2026.

OLD BUSINESS:

*Water mitigation for the walking trail appears to have been successful. Cost for mitigation of the remainder of the trail will be researched.

NEW BUSINESS:

A. The Board approved the request for new patio fencing for 1326 SW 31st Ln 5-0

*B. A motion was made and seconded to hire Parking Lot Specialties to do joint sealing st the top and bottom of all driveways this fall. Motion passed 5-0

Cracks in the streets will be done at a later time. Motion passed 5-0.

ADJOURNMENT:

It was moved and seconded to adjourn the meeting at 5:00. Motion carried 5-0.

The next regular Board meeting will be October 20th at 1:00 in the Clubhouse.

*Indicates including this in the Neighborhood News