

**TRADITION TOWNHOMES ASSOCIATION**  
**BOARD MEETING MINUTES**  
**JANUARY 24, 2024**  
**TRADITION CLUBHOUSE**

**CALL TO ORDER:** 6:00 PM

**BOARD MEMBERS PRESENT:** John Collins, Jim Hoffmann, Ed Larsen, Dennis Pate and Debbie Ver Ploeg (via phone).

**MINUTES:** The minutes from the last meeting have been received and filed. The minutes were previously sent via email to the Association residents.

**TREASURER'S REPORT:** The treasurer's report has been shared via email. Important topics will have further discussion with follow-up and possible action during the meeting.

**COMMITTEE REPORTS:**

1. Treasurer – Ed Larsen

Payments in arear as well as credits are being reported to members by our property management company.

2. Buildings and Grounds - John Collins

A. The Board will be interviewing several Lawn Care service providers before making a decision for 2024.

B. Although there are several companies that handle both lawn care and snow removal, the Board may need to continue hiring different companies for those services.

**OLD BUSINESS:**

Insurance/Covenants Committee process.

A. The Board approved the Insurance/Covenants Committee Charge.

B. A copy of the above document will be available on the Clubhouse front table.

C. The charge will be given to the Insurance/Covenants Committee at the first meeting, which is scheduled for January 25, 2024, at 6:00 in the Clubhouse.

D. Target dates for completion of the committee's charge will be discussed and decided on at that meeting.

**NEW BUSINESS:**

1. President's Topics– John Collins

A. The Board discussed the possibility of putting money from the reserve fund into a CD. Ed Larsen will work on how much can be put into a CD so that no penalties could be issued if an early withdrawal were needed for this year's budget.

B. Although our clubhouse HVAC unit is working fine right now, with its age, the Board will be getting estimates on the cost of replacement for budgeting purposes.

2. Snow removal from driveways of those who need to get to work. Streets first, then driveways has been the norm. Designating which driveways first will not be able to occur this season.

**ADJOURNMENT**

It was moved and seconded to adjourn the meeting at 7:45. Motion carried 5-0.