

TRADITION TOWNHOMES ASSOCIATION
BOARD MEETING AGENDA
November 13, 2024
TRADITION CLUBHOUSE

CALL TO ORDER: 3:00 PM

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

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

COMMITTEE REPORTS:

1. Treasurer' Report – Nate Burnham

A. It was moved and seconded to approve the 2025 Budget with changes of adding \$1,000 for irrigation startup in May and \$400 for Clubhouse Supplies.

Motion carried 5-0

B. Garage Door Repairs Total Cost - all inspections and repairs:

Company	Units	Cost	Avg. Cost
Centurian Stone	2	\$2,256	
Superior Roofing	-	\$4,620	
Ski Mechanical	33	\$136,907	\$4,357
515 Exteriors	32	\$175,975	\$5,399
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Total	67	\$319,758	\$4,702

The Board's original estimates were based on all Epcon homes needing repair, but no Regency homes were in need. It turned out that all but one home needed repair.

This substantially increased the costs. Therefore, the monthly dues need to remain at \$370 for at least this coming year.

2. Landscaping – Debbie Ver Ploeg

We have two mowings and one fertilization remaining for the season

3. Buildings and Grounds - John Collins and Dennis Pate

No report

ADJOURNMENT:

It was moved and seconded to adjourn the meeting at 3:00. Motion carried 5-0.

If needed, the next regular Board meeting will be December 19 th at 5:00 in the Clubhouse.

The **Annual Budget Meeting** will be December 19th at 7:00 pm in the Clubhouse.