

**TRADITION TOWNHOMES ASSOCIATION
BOARD MEETING MINUTES**

February 28, 2024

TRADITION CLUBHOUSE

CALL TO ORDER: 6:00 PM

BOARD MEMBERS PRESENT: John Collins, Jim Hoffmann, Ed Larsen, 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.

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

A. The deferred maintenance list was distributed as a reminder of delayed projects.

B. A sample bid for the clubhouse HVAC replacement (for planning purposes) was \$12,000. There is no need for replacement in the foreseeable future.

C. A motion to hold on a Reserve Study was made by Dennis Pate and seconded by Jim Hoffmann. Discussion ensued, including the fact that the Insurance Committee has not reported to the Board yet. Motion carried 4-1

2. Irrigation – Dennis Pate

In the next newsletter will be a request for volunteers to help handle the irrigation system. If there is no response to this request, we will need to go out for bids on running the irrigation system.

3. Buildings and Grounds - John Collins

Gilmore's request for a screened porch was discussed with the Gilmores using pictures and a small sample of the materials to be used. Features of the screened porch are as close to the rest of the deck as possible. After the presentation, a motion to approve the request was made by Jim Hoffmann and seconded by Debbie Ver Ploeg. The Board discussed the matter.
Motion carried 5-0

OLD BUSINESS:

1. President's Topics– John Collins

The Insurance Committee is progressing using information gathered from a variety of outside sources and our Covenants and By-Laws.

2. Other topics of interest: None at this time

ADJOURNMENT

It was moved and seconded to adjourn the meeting at 7:00. Motion carried 5-0.