

TRADITION TOWNHOMES ASSOCIATION
BOARD MEETING MINUTES
November 14, 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: Review and approval of October Board meeting minutes. Approved 5-0

COMMITTEE REPORTS:

1. Treasurer' Report – Nate Burnham

- A. Report was previously distributed to the community.
- B. Cash on hand including CD = \$45,969
- C. Final approval of the budget for 2026. After discussion a motion was made to change concrete expenses from \$50K to \$25K in each of the 2026 and 2027 budgets. (See the attached note.) Motion carried 5-0

2. President's Report

Annual Budget Meeting will be on December 17, 2025, at 7PM in the Clubhouse.

ADJOURNMENT:

It was moved and seconded to adjourn the meeting at 3:40. Motion carried 5-0.

The next regular Board meeting will be Monday, January 19th at 2:00 in the Clubhouse.

Note from Nate Burnham regarding conversation with Jeff Horner:

As Jeff and I talked, we believe we should be rebuilding our reserve account more quickly than this, and no one wants to increase our monthly dues. Also, we have several items that could significantly affect our budget next year including snow removal expense, insurance cost, and irrigation expense. With this in mind, I asked Jeff to run another budget, "Revised- Tradition-2026 Preliminary Budget" reducing the "Concrete Expense" to \$25,000. This would leave \$6,000 per month, \$72,000 to go into reserves. Our plan would be to also budget \$25,000 for 2027 to complete the concrete work, but we would still have the option of completing more in 2026 should we have favorable outcome with snow removal, insurance costs, etc. and perhaps a significant discount to do more at one time.