

TRADITION TOWNHOMES ASSOCIATION
BOARD MEETING MINUTES
April 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.

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

Ed Larsen will obtain quotes for replacement of lights for the “Villas at Stonewater” sign.

2. Landscaping – Debbie Ver Ploeg & Dennis Pate

A. As of now, homeowners are responsible for putting downspouts back down. If you find one damaged, please report this to Debbie Ver Ploeg.

B. Ash trees will be treated for Ash Borer this year.

C. Irrigation and pond fountains will start soon.

3. Buildings and Grounds - John Collins

A. It was moved by Jim Hoffmann and seconded by Dennis Pate to approve the deck replacement at 2820 SW Westview with no architectural changes. Motion passed 5-0.

B. Garage door header repairs will start soon beginning at Tradition Dr. working toward the Clubhouse.

NEW BUSINESS:

1. President's Topics– John Collins

A. Jeff Cupp and Ben Gipple of Cupp Insurance Agency distributed the “Renewal Summary” to the Board for our Tradition Townhomes Association insurance from Auto Owners for the 2024-25 term. The rate increased by 6.7%, which is lower than expected. This was driven mostly due to a mandatory change in wind/hail damage deductible from \$10,000 per building to 3% of insured value of affected homes.

B. It is **highly recommended** that each homeowner has at a minimum **\$10,000 in loss assessment coverage** with their insurance company. Check it out! It is very cheap for the protection it provides, and will cover the deductible cost that would be assessed with another roof loss.

2. Remember our Annual Meeting on May 6th at 7:00 in the Clubhouse.

ADJOURNMENT

It was moved and seconded to adjourn the meeting at 7:50. Motion carried 5-0.

The next regular Board meeting will be May 6th in the Library immediately following the Annual Meeting.