

TRADITION TOWNHOMES ASSOCIATION
BOARD MEETING MINUTES
APRIL 26 & MAY 1, 2023
TRADITION CLUBHOUSE

CALL TO ORDER: 6:00 PM

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

PRESENTATIONS:

6:00 – The resident at 1416 made a presentation regarding the covering they would like to put over their deck to protect them from the sun. This covering is called a sail (one rectangular piece of heavy duty cloth) tied onto two posts of the sunroom and two bolts anchored to a roof rafter. The board will take this request under advisement. If approved, the “Memorandum of Understanding” for awnings will be used as a guide to the “Memorandum of Understanding” for sails including provisions for removal for the winter (most likely from October 1 to May 1), and the residents taking responsibility for any damages to the building structure.

The residents also requested installing a mini split (heater/cooler) in their sunroom. Since a mini split has been approved in the past, the board sees no problem with this, and appreciated that it was submitted for board approval, as it should.

6:30 – The residents at 3102 made a presentation regarding two awnings to protect them from the sun. These would be the same as the awnings that have been approved by the Board in the past. The location and attachment are the only questions that were taken under advisement. The “Memorandum of Understanding” for awnings will apply.

The residents also requested installing a mini split (heater/cooler) in their sunroom. Since a mini split has been approved in the past, the board sees no problem with this, and appreciated that it was submitted for board approval, as it should.

APPROVED BY EMAIL:

It was moved and seconded to approve the work suggested by the residents at 3102 to improve their deck. Motion carried 5-0

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

TREASURER 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’s Report – Ed Larsen

- A. An insurance bid, which was previously approved by the board pending binding and contract, was now rejected due to the final contract could not be promised by May 23.
- B. Evaluation of two quotes from another insurance company was done with a comparison sheet compiled by Ed Larsen. It was moved and seconded to accept the one of the insurance quotes with the board’s requested modifications of coverage. After much discussion, an additional meeting with the agent was scheduled for Monday, May 1 at 5:30 to finalize the quote (bid). Motion carried 4-0.

2. Landscaping and Irrigation

- A. Fertilizer and weed stop were applied to the lawns.
- B. Irrigation system is being tested and repaired were necessary by Del Piittmann and Dennis Pate (pronounced patty). Their work as volunteers is much appreciated by us all!

3. Buildings and Grounds - John Collins

- A. The repairs that were necessary behind the Pate's home have been completed by Iowa Irrigation and the MetroNet contractor has backfilled the hole and replaced the sod.
- B. Regency roofing should be completed by the end of next week, barring rain, which is in the forecast at the moment. Completion of roofing as well as payment will be completed by May 23. Epcon headers' work will continue soon. John Collins will do another round of inspection in order to put the headers that "look" the worst first in line for repair.

NEW BUSINESS:

1. President's Topics– Don Hall

- A. We have had complaints about our lawns getting abused by the mowers, as well as lawn appearance in general. President Don Hall has been in contact with our lawn service to advise them of the mower problem as well as general plans for refurbishing lawns.
- B. The board received a letter from our attorney providing his opinion that the Board of Directors has used reasonable judgement in deciding not to pursue any legal action related to the garage headers. He also states: "It is very plausible and perhaps probable that the Association's expenses could equal or exceed the recovery from the Builder, even if the Association is successful in obtaining a judgement against the Builder." Therefore, we shall continue and complete all necessary repairs without further pursuit of a lawsuit.

2. Other

The Board gives condolences to Debbie for her loss of Bryan.

ADJOURNMENT

It was moved and seconded to adjourn the meeting at 8:00. Motion carried 4-0.

BOARD MEETING MINUTES MAY 1, 2023

TRADITION CLUBHOUSE

CALL TO ORDER: 5:30 PM

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

APPROVED BY EMAIL:

It was moved and seconded to approve the deck awning and new decking at 3102. Motion carried 5-0

OLD BUSINESS:

After meeting with Mr. Cupp regarding his quote on HOA insurance, it was moved and seconded to approve the revised bid for HOA insurance from Auto Owners insurance through Cupp Insurance starting May 23, 2023. Motion carried 4-0

ADJOURNMENT

It was moved and seconded to adjourn the meeting at 6:30. Motion carried 4-0.