

Tradition Townhomes Association

Board Meeting Minutes

June 17, 2026

Tradition Clubhouse

Call to Order: 2:00 PM

Board Members Present: John Collins, Debbie Ver Ploeg, Nate Burnham, Dennis Pate, and Perry Bradshaw

Minutes: The minutes from the May 11, 2026, Board meeting were reviewed and approved

Committee Reports

1. President's Report – John Collins

- John reported on a foundation water damage condition at 1333 SW 31st Lane. The Board determined this was an Association Responsibility and authorized a payment for repair of \$3,375, by unanimous vote. The Board directed John to communicate to the homeowner that this would be covered as an exception to the normal requirement that the homeowner first contact the Board for such a repair.
- John communicated a request by the owners of 1333 SW 31st Street to allow the parking of an additional car in a parking slot near their home to facilitate their granddaughter's attendance at DMACC. By unanimous vote the Board approved the request through mid-June, 2027, provided the car would be parked in the parking spot adjacent to the home.
- John communicated an architectural request by the owners of 1321 SW 31st Ln for approval of replacement windows for their sun room. The Board determined the windows would be consistent with those replaced and approved the request unanimously.
- John raised the question whether the Association should move to organic lawn treatments. After discussion no action was taken.

- John reported on progress in putting together an insurance meeting with independent insurance agent Rich Bales, for the benefit of our homeowners.
- For the benefit of new Secretary Perry Bradshaw John and the Board reviewed the process for posting minutes of Board meetings.

2. Treasurer's Report – Nate Burnham

- Nate reported on the Association's current cash position. Current cash on hand was \$154,954, and increase of \$93,000 since the beginning of the year. Nate also reported some current expenses for pool maintenance and supplies and a new toilet in the clubhouse.
- In light of savings owing to the move to Amtrust for the Association's Outside insurance police, Nate recommended the Board authorize the purchase of a \$50,000 12-month certificate of Deposit. A motion to do so passed unanimously.
- Nate reported that Etch will repair a street sign their workers knocked down.

3. Vice President's Report – Debbie Ver Ploeg

- Debbie reported Jeff the Painter will be painting decorative attic vents on nine homes.
- Debbie reported that Urban Farmer damaged two sprinkler heads and some pipe during authorized work. Urban Farmer will repair.
- Debbie reported grass seeding will be done in the Fall at 2703 SW Westview Ln and 2812 SW Westview Ln. This work was approved at the May Board meeting.
- Debbie reported that ash borer treatment has been scheduled, and that she will talk with Etch about Japanese Beetle control measures to be taken.

4. Dennis Pate's Report

- Dennis gave the Board an irrigation report. At the time of the meeting the city required our irrigation to be disconnected.
- Dennis reported that mowing was going well, and there has been less need to re-start mowers.

5. Secretary's Report – Perry Bradshaw

- Perry had intended to discuss the Board Code of Ethics and tightening the CCR restrictions on purchase of homes by home leasing organizations. Owing to time issues, those subjects were postponed until the July meeting.

New Business

- Nate mentioned the possibility the Board might wish to consider installing an automatic chlorine-injection system at the pool. He said the Board could consider that at its July meeting.

Adjournment

A motion was made and seconded to adjourn the meeting. Motion carried. The meeting was adjourned at 3:20 PM.

The next Board meeting will be at 1:00 PM, July 15, 2026.

Board Action Taken by Email Vote after the June Meeting, but before the July Meeting

- June 23, 2026: Approved purchasing two \$25,000 CD's from our reserve funds, one for 9 months, maturity date of April 1, 2027, and one for 12 months, with a maturity date of July 1, 2027, from Lincoln savings Bank instead of the one CD for \$50,000 from Edward Jones. It was determined the additional 0.5% on the CD's from Edward Jones did not justify the additional items they will require and this will give some flexibility should we have any unexpected expenses.
- June 24, 2026: Approved a request by 3007 SW Westview Ln to replace four windows and a patio door.
- June 29: Approved a bid of \$1,250 from Romar to fix curb damage in two cul-de-sacs
- June 29: Approved a request by 3125 SW Franklin Ln to screen in a porch.