

**TRADITION TOWNHOMES ASSOCIATION**  
**SPECIAL BOARD MEETING MINUTES**  
**JUNE 7, 2023**

**TRADITION CLUBHOUSE**

**CALL TO ORDER:** 6:00 PM

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

**BOARD POSITIONS:**

1. Consideration was given to residents volunteering to be on the Board. It was moved and seconded to accept and install Dennis Pate as a member of the Board of Directors. Motion carried 4-0.
2. It was moved and seconded to have the Board of Directors positions assigned as follows:  
President – John Collins, Vice President – Debbie Ver Ploeg; Treasurer – Ed Larsen;  
Secretary – Jim Hoffmann; Member at Large – Dennis Pate. Motion carried 4-0.

**COMMITTEE REPORTS:**

1. President's Report – John Collins

- A. The Board would accept and appreciate any and all help with the Board Committees, Buildings and Grounds being the most in need of volunteers at this time. If you have interest in any board committee work, please contact either John Collins (B&G), Debbie Ver Ploeg (L&I) or any other community committee chairman listed in your handbook.
- B. Welcome to our new board member Dennis Pate. We will see you at our next Board meeting.

2. Treasurer's Report – Ed Larsen

- A. End of month report will be forthcoming before the usual monthly meeting.
- B. Siding was purchased for the needed repairs on Epcon homes as well as extra for future needs. At the end of the meeting, the board members walked the grounds to determine how many different sidings were used on Regency homes. Ed Larsen will be procuring a sample color guide to help in ordering correctly.

3. Landscaping and Irrigation – Debbie Ver Ploeg

- A. Discussion on the lawn report from Adam Thoms, Ph. D. Assistant Professor in turfgrass management at Iowa State University indicated five major points: 1) The top soil is in general at least 2" deep. 2) More water is needed in some areas and less in low wet areas. 3) Mowing should be no lower than 3". 4) Fertilizer is unbalanced for our type of grass, which includes a variety of bluegrass that will show seedheads at the recommended 3" mowing. Four or five step applications are needed. 5) Much of the area has very compact soil. He recommended aeration in the fall and possible over seeding.
- B. It was moved and seconded to have Urban Farmer aerate all grass areas this fall. Motion carried 4-0.
- C. It was moved and seconded to have Urban Farmer trim trees, that are the Association's responsibility, not the exceed \$500. Motion carried 4-0.

4. Buildings and Grounds - John Collins

- A. Garage door header repairs will continue going down the line on Franklin and proceeding around the corner along 31<sup>st</sup>.
- B. Volunteers needed.

**NEW BUSINESS:**

1. It was moved and seconded to approve a Mini-Split for the 1403 garage with a requested installation as far toward the back as possible. Motion carried 4-0.
2. It was moved and seconded to approve a request from 3020 for a pop-up camper to be parked for one night. Motion carried 4-0.

**MEETING ADJOURNED:**

It was moved and seconded to adjourn the meeting at 7:45 with a subsequent walk about to look at colors of siding in the community. Motion carried 4-0.

Respectfully Submitted,

Jim Hoffmann, Board Secretary

Next meeting is scheduled for June 22, 2023, at 6:00 pm in the Clubhouse.