

**TRADITION TOWNHOMES ASSOCIATION**  
**BOARD MEETING AGENDA**  
October 16, 2024  
**TRADITION CLUBHOUSE**

**CALL TO ORDER: 3:00 PM**

**BOARD MEMBERS PRESENT:** Nate Burnham, John Collins, Jim Hoffmann, 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.

**COMMITTEE REPORTS:**

1. Treasurer' Report – Nate Burnham

Budget will be discussed with Jeff Horner from PM by Design at 3:30

2. Landscaping – Debbie Ver Ploeg

- A. Reminder: If you want to opt out of the Fall Cutback, please inform Debbie Ver Ploeg
- B. If you would like additional cutback around your home at resident's cost, please contact Debbie Ver Ploeg

3. Buildings and Grounds - John Collins and Dennis Pate

- A. The Board's Projects Worksheet has been updated and was distributed.
- B. Garage door headers cost for the final round of repairs was \$172,775.
- C. It was moved and seconded to authorize Urban Farmer to complete the tiling along the sidewalk next to the pond to stop the sidewalk from becoming dangerously slippery.  
Motion carried 5-0
- D. It was moved and seconded to have 515 do needed repairs to the Pool House in the spring which would include the doors, electric, and roof vent for a cost of \$6,500.  
Motion carried 5-0

**NEW BUSINESS:**

Board Topics

- A. 2025 Budget – The Board along with Jeff Horner from PM by Design reviewed the Preliminary 2025 Budget. Several budget amounts were adjusted according to the advice of Jeff or Board members in charge of line-item areas.
- B. It was moved and seconded to approve the revised Preliminary 2025 Budget.  
Motion passed 5-0
- C. A copy of the 2025 Budget will be sent out to residents prior to the budget meeting which will be held on December 19<sup>th</sup> at 7:00 in the clubhouse.

**ADJOURNMENT**

It was moved and seconded to adjourn the meeting at 5:15. Motion carried 5-0.

The next regular Board meeting will be November 13<sup>th</sup> at 3:00 in the Clubhouse.