

TRADITION TOWNHOMES ASSOCIATION
BOARD MEETING MINUTES
March 27, 2025
TRADITION CLUBHOUSE

CALL TO ORDER: 2:40 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.

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.

HOMEOWNER VISIT

The Board met with a homeowner for discussion of the homeowner's breach of contract concerning the material used when installing the pergola on the deck. The contract stated the pergola needed to be wrapped with vinyl. When completed, the pergola top was painted white and not wrapped in vinyl. The homeowner removed the top of the pergola, leaving the posts in place, and requested the contract be terminated. After discussion, the Board decided to allow the homeowner to keep the posts on the deck and add lights on the top if desired. The homeowner can, at a later time if desired, replace the pergola top per the contract agreement. Additionally, the Board accepted the verbal request of this homeowner to withdraw a request to add stone to the residence.

COMMITTEE REPORTS:

1. Treasurer' Report – Nate Burnham

It was moved and seconded to purchase swimming pool signs as follows: Replacement for the "Pool Rules" sign on the chemical room wall to be digitally painted on 36"x48" aluminum for \$286.00. Three chemical room door signs 7"x10" for \$ 7.99 each for a total of \$23.97 for three. "Public Pool" sign on the fence facing the street 24" x18" for \$50.99. Total cost of \$322.96 plus tax. Motion passed 5-0

2. Grounds – Dennis Pate & Debbie Ver Ploeg

A. Downspouts were discussed, and it was decided extensions would be used to lower the downspouts for better water flow.

B. Volunteers are needed to help with irrigation maintenance. Please contact Dennis Pate.

C. The Board approved the use of robotic mowers to trim the grass this summer. There will be more information coming.

D. Pool gate repair is being investigated by Jeff Horner in order to possibly substantially reduce the quoted cost.

3. President's Report – John Collins

A. With the outside-of-home insurance for the next year quoted with a 41% increase, the Board is seeking additional quotes, including increasing wind/hail deductible from 3% to 5%.

B. The Board approved the door color requested by the homeowner of 1334.

C. The Board set the date for the Annual Meeting to be **May 5th at 7:30** (due to the Manager's schedule) in the clubhouse.

D. With the replacement Board member term for Dennis Pate ending this year, the nomination committee will be seeking candidates. FYI, Dennis Pate is eligible for a full three-year term if he decides to run.

ADJOURNMENT:

It was moved and seconded to adjourn the meeting at 5:00. Motion carried 5-0.

The next regular Board meeting will be April 23 at 3:00 pm in the Clubhouse.

ANNOUNCEMENT:

There are several areas that have been marked with **blue** flags. These are areas the lawn care company will not use pre-emergent products on as we try to improve the grass in those areas.

Please do not remove the flags.