

Tradition Townhomes Association

Board Meeting Minutes

July 15, 2026

Tradition Clubhouse

Call to Order: 2:00 PM

Board Members Present: John Collins, Debbie Ver Ploeg, Nate Burnham, Dennis Pate, and Perry Bradshaw. Attending to present a proposal to the Board: John Cisna and John Kovac.

Minutes: The minutes from the June 17, 2026, Board meeting were reviewed and approved

Committee Reports

1. President's Report – John Collins

- John reported on the upcoming insurance information meeting for homeowners to be held on July 21. Rich Bales of the Avanti Group will present and will bring two or three additional agents with whom homeowners can consult. Particular subjects to be covered include loss assessment riders, water line protection coverage, and water backup coverage.
- John opened a Board discussion of the Ankeny change in water line coverage. It was decided the Ankeny announcement actually did not change the situation of Association residents.
- John raised the issue of the PM-By Design's new online notification system. It was the sense of the Board that it is not a system that works that well with our Board. John will communicate that to Jeff.

2. Treasurer's Report – Nate Burnham

- Nate reported on the Association's current cash position. Current cash on hand was \$165,000, an increase of \$104,000 since the beginning of the year. We currently have three certificates of deposit that will generate over \$2,000 in income over the year.

- To prepare the Board for the presentation to come from John Cisna and John Kovak, Nate reported the new chlorine and acid injection equipment they will be recommending would cost about \$5,400, or \$6,345 with the chemicals that come with.

3. Vice President's Report – Debbie Ver Ploeg

- Debbie reported that we actually have no Japanese Beetle problem this year, presumably because our grub control has taken care of that.
- Debbie reported we have two bids to remove the dead tree at 3020 SW Westview Ln: \$3,000 from Happy Tree and \$1,800 from Arbor Care. It was decided to wait for now before removing the tree.
- Debbie reported that Arbor Care believes there is a 40 percent chance the application of Cambistat will save the neighborhood's nine ash trees by slowing down their growth. The Board approved unanimously a motion to accept an Arbor Care proposal in the amount of \$1,170 to apply Cambistat treatment.
- Debbie reported that Partners in Grime will change the time of its cleaning of the clubhouse to the morning of the second Tuesday of each month. The Association will pay \$120 for each cleaning.

4. Dennis Pate's Report

- Dennis reported the French drain work by Urban Farmer to prevent the accumulation of water over the walking path has been completed.
- Dennis reported there will be some upcoming expense to replacing lines and heads in our irrigation system.
- Dennis reported that mowing seems to be going well in the nine mowing zones.
- Dennis reported the chair of the nominating committee has resigned. Annette Burnham has agreed to chair the committee. She is looking for two new members to join.
- Dennis reported that a review of the Board's wish list suggests we are doing pretty well on things. We will be seeking bids for an item on the list—repairing the entrance fence and putting rocks around the pool.

5. Secretary's Report – Perry Bradshaw

- Perry suggested the Board may want to tighten the CCRs and bylaws of the Association to discourage purchase of homes in our neighborhood by buyers who have the sole purpose of leasing the homes. Changes would need the approval of the Members of the Association, which Perry said might be done easiest as part of the Annual Meeting.
- Perry solicited items for the Neighborhood News

New Business

- John Cisna and John Kovac presented the case for purchasing a new chlorine and acid measuring and injection system for the swimming pool. For years the measuring and addition of chemicals has been a manual operation involving a lot of volunteers. The new system would be more accurate, automatic, and after testing would require checking only once per day instead of three times per day. John and John presented a proposal from Heartland Pool and Spa. The cost, with a generous supply of chemicals, would be \$6,345. A motion to accept the proposal passed unanimously.
- The Board approved unanimously a request by the owners of 1308 SW 28th Ln to replace their existing deck.

Adjournment

A motion was made and seconded to adjourn the meeting. Motion carried. The meeting was adjourned at 4:15 PM.

The next Board meeting will be at 1:00 PM, July 15, 2026. (Editor's Note: Subsequently changed to 1:30 PM)