

Traditions Townhomes Association Board Meeting Minutes
August 19, 2026, at Traditions Clubhouse

Call to Order: 2:00 pm

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

Previous Minutes: The July 15, 2026, Board meeting minutes were approved

Board Officer Reports

President's Report: John Collins

- Mowing and Etch-John reported that only 4 of the 9 robotic mowers were going as of the time of the Board meeting, but Etch would have human mowers in by the next day. Etch believes more associations will be moving to robotic mowing next year, which might improve the situation with regard to maintenance of mowers. Etch reports next year they will likely own, not rent, their robotic mowers.

Treasurer's Report: Nate Burnham

- Financial Report—Total cash is \$152,169, in CDs and the Operating Account, as of the end of July.
- Total Current Cash Position as of August 19 is approximately \$144,000.
- Water Bills in August were \$4,700 (which was for the past two months).
- Pool Update-The new equipment is working great. Because of it we are saving in chlorine usage.
- Cleaning Villas at Stonewater Entrance Sign-Needs a power-washing. Debbie will call for quotes.
- Raising Sidewalk at Pool Entrance-Needs to be worked on. We will put up warning cone at first, and call a plumber to consult.

Vice President's Report: Debbie Ver Ploeg

- Recommendation for a Larger Downspout at 2815 SW Westview Lane. A Bid of \$375 plus \$200 for sealing. Approved Unanimously.
- Debbie has been trimming some trees.

Dennis Pate's Report

- Irrigation Update-Irrigation has been off for a couple of weeks, owing to over-supply of rain. We will change irrigation dates: one zone Wed, Fri, Sunday. The other zone Tues, Thurs, Sat.
- Detention Basin Swale Site Visit Report-A County/City review of the huge storm we received days before showed the detention basin swale is doing what it is supposed to do. But strongly recommended we get rid of four mulberry trees. Recommended we plant some prairie plants.
- Saylor Creek Channel Improvement Project-The Board will remind the residents of the August 24 meeting and get them a project map. John and Perry will attend the public meeting.
- Maintenance of Vegetation on Property Adjacent to Our North and East-There are two problem trees there we need to take care of. **Note: The whole Board did a walk-around of the neighborhood after the Board meeting.**
- The Board unanimously approved a motion that the residents be reminded of their obligation to clean up weeds and unwanted vegetation within the rocked-areas that are not in front of their houses, and in the other areas that are their responsibility, and that if they do not, the Board can hire it done and assess the responsible resident. This was included in the August Neighborhood News.

Secretary's Report: Perry Bradshaw

- Solicitation of Neighborhood News Items

The meeting was adjourned at 3:50 p.m.

The next regular Board meeting will be September 16 at 1:00 pm in the Clubhouse.