

Terrace Ridge South Condo Association

May 2026 TRSCA Homeowner Meeting Minutes

Date:	5/13/26	Location:	Dan & Kathy Eisenhauer's
Time:	7pm	Website:	Terraceridgesouth.com

I. Call To Order

II. Agenda

A. 2026 Snow Removal Update - Mark

1. Hunter Landscaping
 - Services YTD

NOTES:

- Hunter LawnCare contracted for snow removal and lawn treatments. Have not contracted either for the 26/27 season yet.
- Only 1 comment regarding large January 24-26 snowfall removal that Hunter needed to get closer to the mailboxes. Hunter came out a 2nd time for free and cleared closer to the mailboxes. Residents have stated Hunter is very nice and happy to take care of any issues.

B. 2026 Lawn Treatment Services - Mark

1. Hunter Landscaping
 - 7 applications - 2 complete

NOTES:

- Two fertilization treatments have been completed YTD.. We will have 7 applications - June, July, Sept, Oct, and Nov for the balance of the year.

C. 2026 Lawncare Services - Mark

1. Sassydogs Lawn Care

NOTES:

- Sassydogs starts this weekend on bed clean-up and mulch. Targeted completion by 6/15.

D. Irrigation Services - Roger

1. Rain One Start-Up Date
2. Maintenance / Repairs
3. Irrigation Start Times

NOTES:

- Rain One will be out next Tuesday to perform the backflow and fill the lines. We will start the system the following week and check for anything that needs attention. Roger will contact Rain One to come out and fix anything needed. The week of May 25th we plan to start the irrigation.
- Irrigation start times - Irrigation runs 6 days a week- not on Monday due to mowing. Running at capacity- starts at 4 am and can run into the afternoon. Roger will send the chart to the residents to show irrigation times. Water run time varies based on lawn and head coverage. Will put times on the website.
- John asked about the lifespan of the system... Roger stated it should last 40 years so we have approximately 20 years left. It will be very expensive to replace the whole system.
- Dan stated that if people are doing landscaping you need to let us know so that Roger can mark the irrigation lines. Residents need to call OUPS to mark all lines when digging in your yard. If a resident damages any lines, they are responsible to have them fixed.

E. TRSCA Financials - Aaron

1. 2025 Year End
2. 2026 Budget
3. Profit & Loss 2026 YTD

NOTES:

- Aaron shared our current balance sheet - We had to pay taxes on our investment income (\$2500).
- We continue to be on track for our road fund.
- We were within \$300 of our budget last year.
- We are working off of a 3 year budget. Last year we knew we would be in a deficit because of the seal coat, crack seal, overseed and aeration expenses. This year we will collect more than we expect to spend to make up for the deficit last year.
- Snow and irrigation repairs are the biggest variables. Look to be under budget for snow removal unless we have significant snow at the end of 2026.
- Our insurance coverage premiums increased last year however are being budgeted for.
- Thanks everyone paying their HOA fees on time!

III. Other/New Business

1. Home Repair Maintenance Letter

NOTES:

- It is in our bylaws that homeowners need to maintain their properties with the Board being the governing body. Some homes are getting to the point where they need maintenance. Landscaping and paint are big items.
- A new letter has been created that will be sent to homeowners if it is agreed by Board vote that their home needs to be updated. The Board would also vote on a timeframe to have repairs completed. The Board is open to discuss the home maintenance with each homeowner.
- Attendees asked if we could approach people vs sending a letter which is an option.
- Attendees asked about predetermined paint colors. Due to the many colors and paint companies available, homeowners will need to submit the colors to the board for approval.

2. Open Forum

NOTES:

- Winding creek yard sale is June 4th, 5th, 6th.
 - Question: Can we address the trees that have fallen with the new Winding Creek president? Dan will get the name of the new president and reach out.
 - Everyone is required through our Declaration and By-Laws to have homeowners insurance, name our association as an additional insured, and a copy of their coverage sent to the board.
 - Next Board Meeting 6/10/26
 - Meeting adjourned 8:42pm
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