

Terrace Ridge South Condo Association June 2025 Board Meeting Minutes

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| Date: | 6/11/25 | Location: | Dan & Kathy Eisenhower's |
| Time: | 7pm | Website: | Terraceridgesouth.com |

- I. **Call To Order: Attendees: Roger, Aaron, Kim, Todd, Dan, Kathy, Sam Pegg at 7:11pm**

Notes: Go ahead and post March and May minutes.

II. **Agenda**

A. **Landscaping / Property Update - Roger**

1. Sassydogs Lawn Care
 - Lawn Maintenance Update
 - Landscape Maintenance / Mulch Recap
2. RainOne Irrigation Update
3. Road Crack Seal / Seal Coat Update
4. Lawn Overseed / Aeration Update

Notes:

- **Trimming and mulch were completed on June 7th. Kim's was not finished yet as they ran out of mulch. Completed over 3 Saturday's. \$1305 trim and clean up. \$4100 plus tax for mulch. Bill should come this month. Close to our budgeted amount,**
- **Irrigation -**
 - **Rain One came out on the 20th of May. Roger did the audit on the 23rd and finished on 27th. On the 29th Rain One did repairs. The total bill was \$994. \$729 was for the South only.**
 - **On 6/4, we did the backflow test and we passed. The only issue we have is the work done on England's side yard. They put in a new valve and will need to have them come out to fix which should be under warranty. Mike S has an issue with a head in the back. Water was turned on starting Tuesday June 10th. Have a good budget for sprinkler maintenance. Sam Pegg asked if we could get a schedule for watering.**

- Fertilization was supposed to be today but they did not come. If anyone sees Tru Green send a message so that people know we are fertilizing.
- Bid for aeration and overseed was received from Sassy Dogs. Bid was on 12/2023 for \$1915. Roger will confirm the bid is still good. We can get a back up quote from another person. Dan will get one from VanKannel landscaping on aeration and overseed. North cost for the same service was a little over \$1600 last year. Roger will also get a quote from Lavish Lawns on the aeration and overseeding.
- Sam Pegg commented on grass cutting. He feels they are a bit quick especially in the back of the homes. He stated that we get what we pay for and we don't pay a lot. Had burn marks on the grass and Sassy are not allowing enough time. He also doesn't think the grass is cut short enough. We can always get other quotes for next year but most likely we will pay more in dues.

B. Financials - Aaron

1. TRSCA Financial Summary

- 2025 Budget Update
- Capital Funds / Investment Accounts Update

Notes:

- Nothing to report. No changes. We may need to move some funds to cover mulch but have about \$8k available. Budgeted about \$2900 for sprinkler repair so we should be good. Mulch in line with what was expected.

C. Other/New Business

1. Parking Survey Results Review
2. Parking Rules Vote

Notes:

- We have the top 2 results for each question and will do a blind vote. Anything we do vote on and pass will go into the bylaws. We will enforce the rules and will need to be consistent.
 - How long will we allow a passenger vehicle to be parked on our street?
 - 3 votes for 48 hours 2 votes for 3 days. Passed -48 hours

- How long will we allow a commercial vehicle to be parked on our street without moving?
 - 4 votes 24 hours 1 vote 48 hours. We can have special approval for certain circumstances. Passed- 24 hours
- If a passenger vehicle has been on the street for the max time should the owner be required to move it before parking it again.
 - 5 votes for 24 hours . Passed 24 hours
- If a commercial vehicle has been in the street or driveway for max allowable time , how long should the owner be required to move it before parking the same vehicle on the streets again.
 - 4 votes for 12 hours,1 vote for 24 hours. Passed 12 hours
- Do you feel vehicles owned by non residents or someone not visiting with a resident should be allowed to park on our streets for any length of time.
 - 5 votes for no. 0 votes for yes. Passed -No
- If non-residents are not allowed to park, what is the action for the first offence?
 - 5 Votes for leaving a note explaining the issue and that this is a private drive. Passed- Leave a note
- If we have a habitual offender what do we do?
 - 4 votes for a more serious note, 1 vote for note and a call to the sheriff. Passed -Leave a more serious note.
- Would you be in favor of installing custom private drive signs at our entrances?
 - 4 for yes and 1 abstain. Passed - We will add a small private drive sign.
- Parking on both sides of the street- should we only allow parking on one side of the street? Do we need a sign or do we monitor it? Cul de sac is ok.
 - 5 for yes , 0 for no. Need to decide on a side and inform the residents.

We will compile all of this and put together a first draft to have the board review before it is presented to the association. Should state that special circumstances can be approved.

III. Action Items / Next Steps draft of new rules. Meeting adjourned at 8:40

IV. Next Board Meeting - Wednesday, August 13th, 7pm . Sept 20th picnic.
