

# Terrace Ridge South Condo Association May 2025 Association Meeting Minutes

<b>Date:</b>	5/14/25	<b>Location:</b>	Dan & Kathy Eisenhauer's
<b>Time:</b>	7pm	<b>Website:</b>	Terraceridgesouth.com

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I. **Call To Order-** Attendees - Mike Sergio, Wallie George, Vicky/Jeff England, Kim/Todd Ebbrecht, Diann Elek, Renee/Rod Jones, Roger Mathews, Kim Mckeand, John/Terry Morgan, Darla/Aaron Noland, Mike Shanesy, Dan/Kathy Eisenhauer

## II. Agenda

### A. Landscaping / Property Update - Roger

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

## NOTES:

- **Landscaping:** Landscape maintenance should start this weekend. Sassydogs will get the beds cleaned up and do the edging. The following weekend, May 24th will be when we get the mulch. They hope to be complete by the 25th.
- **Irrigation:** RainOne made the repairs on the North issue and they will come next week and hope that everything is fixed. If fixed, then Roger will start the audit of the sprinkler heads. We plan to start watering the first week of June
- **Roads:** We have been on a maintenance program and will do a seal coat (last one 2020) and a crack seal in August . We will give homeowners 7-10 days notice. The process will take 4 hours and then no cars on the roads for 48 hours. Both roads will be done at the same time. The Board will let the post office know that they can't deliver mail during these days. The Board will also give Winding Creek a heads up so they know we will be parking on the streets.
- **Aeration:** This will be done in early Sept. We will be getting new bids for this

## B. Financials - Aaron

### 1. TRSCA Financial Summary

- 2025 Budget Update
- Capital Funds / Investment Accounts Update

#### NOTES:

- **Budget for 2025:** Our budget includes seeding, aeration, etc. for the year. We will have a deficit; but that was planned and will catch up over the next 2 years. If we don't spend the projected amount for snow removal and irrigation repairs we may be on budget.
- **Actuals thru April:**
  - Insurance is higher than what we had planned. American Family is no longer doing condo insurance. The bids we received were very high. Erie was the least expensive, but double what we had paid previously. We will absorb this cost and will take it into account go forward. The insurance is for general association liability and directors and officers coverage.
  - Showing Surplus of \$8k right now but haven't paid for mulch. Between budget and total cost we have a surplus of \$931 through April
- **Snow removal:** This has been less than expected so far for 2025
- **Road Fund/ Surplus:**
  - We have put all of this money into CD's. We have some extra cash since we are earning interest on the CD's. We are making 4% right now and have some in 2 and 3 year terms.
  - We paid some taxes since we made \$2,700 last year. Rate is 30% but we get a \$100 deduction. We netted about \$1.8k and moved it into the road fund. Road fund is now up to \$68k
  - Have \$81k at Edward Jones. Have \$68k in road fund and \$13k in surplus. We will move \$13k back into our association account to pay for mulch etc .when needed.

## C. Other/New Business

### 1. TRSCA Declaration Article III, Section 2, Item q - Vehicles

- BOD Rules Regarding Vehicles in Drives / Common Elements
- 2. TRSCA Declaration / By-Laws - “Architectural Control”**
- Home Repairs & Maintenance
    - (1) Lampposts / Mailboxes / Landscaping / Paint / Landscaping
- 3. Website / Contractors**

**NOTES:**

- **Vehicles:** In our declarations there is a section regarding vehicles. There have been vehicles on the road parked for extended periods of time. The Board has the authority to address this issue and ask that vehicles be moved. The Board will come back with recommendations regarding commercial and personal vehicles and how long they can stay parked in the street..
- **Guest parking:** It was suggested to notify residents, via the website, of any guests to TRSCA who will be parked on the street longer than 24 hours. The Board will look into recommendations regarding non residents and guests who park on our streets without permission.
- **Private Drive Sign:** Residents brought up the possibility of a private drive sign to deter non residents from parking on our streets.:
- **Exterior of homes:** The Board has the authority to have residents fix any issues that do not meet our standards. The Board does intends to respectfully ask that home exteriors be maintained. ie Painting exterior, trims, mailboxes and lampposts, weeding gardens, keeping areas in public view free from excess items etc.
- **Street sign** - One of our street signs was replaced with a standard silver post. It does not match the rest of the neighborhood. Can we look into the cost to replace the post to match the rest of Winding Creek? Winding creek has a supplier for the street signs.
- **Contractor’s List:** We have a great contractor’s list on the website for many types of services. These contractors should have all been used by residents and would be companies you would recommend. Take a look at the list if you need some work done on your home. Reminder any changes to the exterior of your home needs a Home Modification Form.
- **Board Terms:** Todd’s term comes up in September and anyone can apply for this position. If you are interested in applying, please contact Dan Eisenhauer.

**III. Action Items / Next Steps**

**IV. Next Association Meeting -**

- **Annual Picnic / Meeting - September 20th - OSU bye week**

**Meeting adjourned 8:27pm**

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