

# Terrace Ridge South Condo Association January 2025 Association Meeting Minutes

<b>Date:</b>	1/8/25	<b>Location:</b>	Dan & Kathy Eisenhower's
<b>Time:</b>	7pm	<b>Website:</b>	Terraceridgesouth.com

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## I. Call To Order

A. In Attendance: Roger, Meg, Darla, Aaron, Peggy, Wallie, Jeff, Vickie, Brenda, Mark, Kim, Bruce, Terry, John, Kathy and Dan

## II. Agenda

### A. Landscaping / Property Update - Roger

#### 1. 2024 Rain One / Irrigation Recap

- 2021-2023 avg repair cost \$630.00 annually (approx 1-2 service calls)
- 2024 repair cost \$2,135.00 with 8 service calls. Over 500 operating heads
- Repairs included: startup repair, solenoid replaced on main pump, electrical repairs and valve leak repaired, repaired 3 water lines, replaced rotors, diaphragm and sprayer nodules, reprogrammed main box, replaced 25 ft. of water line that was damaged
- Have built cost for repairs into the 2025 budget

#### 2. Road Repair / Crack Seal Update

- Crack seal was last completed in spring 2024
- Seal coat is planned for fall 2025. Last seal coat was in 2020. This should cover us for the next 5 years prior to the road replacement recommended for 2030 or 2031

#### 3. Sassydogs Lawn Care

- **2024 Lawn Maintenance Recap**
  - 3rd driest weather on record so we skipped 4 mows. Our last mow was in Dec vs Nov in 2023
  - Water bill was \$2850 - highest on record for water bill. 2021-2023 avg was \$2475

- Will do overseeding and aeration in fall of 2025 which is included in our budget. Last aeration was in 2020
- **2024 Snow Removal Recap**
  - 2 snow removals at tier 1(2-4 inches)
  - Budget for 5 snow removals
- **2025 Sassydogs Lawncare Contract Proposal**
  - Snow Removal to start at 2 inches accumulation with no salt application.
  - Street 2-4 inches \$135, 4-6 inches \$185, 6 inches plus \$225 per removal.
  - Drives, sidewalks and city sidewalks 2-4 inches \$475, 4-6 inches \$570, 6 inches plus \$675 per removal
  - 7 Monthly payments to SassyDogs of \$2524.29 for a total of \$17,670.00. For the payments we can request up to 31 mows during the time frame of March 15 2025 through November 30 2025
  - Any additional cuts requested by the client above 31 cuts or outside the cutting time frame window will be billed at \$570.00 per cut
  - Service Days will be Mondays, weather permitting. Holiday service dates will be cut the following day
  - Client is responsible to have the lawn clear of dog waste prior to scheduled mowing day. Areas with an excess of waste will be skipped and directors notified before leaving premises. Additional charges may apply if not cleared
  - Mulch installation to be completed by June 15, 2025 weather conditions permitting. Mulch in front of houses of landscaped areas and side landscaped areas of the four houses facing the street. (8849, 8811, 8807, 8809). Members asked if we could have the mulch completed no later than the end of May but preferably by May 15th. Board to address with Sassydogs
  - The board did look at other companies and found our rates with Sassydogs are very competitive. Rates have

increased this year but have not kept up with inflation.

This is our first increase in 2 years

## B. Financials - Aaron

### 1. TRSCA Financial Summary

- **2024 Financial Recap**

- We budgeted \$38.7k - actual was \$36k due to saving for snow removal. Also saved in misc expenses but were over in sprinkler repair

- **Capital Funds / Investment Accounts**

- Our road fund (\$66k) is invested with Edward Jones in laddered CD accounts which made approximately \$2600.00 in interest for 2024. This interest income is taxable at a 30% rate (approx. \$800.00). Also includes the reserve fund of \$5800.00

### 2. 2025-2027 Projections / Budget

- **2025 Dues Breakdown**

- Prepared the budget based on a 3 year window - 2025-27. Added a 3.5% increase to the 2024 actuals to project the next 3 years.
- Aeration/overseed and seal coat included in 2025 budget
- Aaron looked at the total to see the estimated cost per homeowner. We would have needed to increase our dues in 2025 to \$205 but by spreading out over 3 years makes it \$194.56 rounded to \$195.00
- Aeration/overseed and seal coat don't occur every year so it made sense to spread over 3 years. Road fund is separate and currently fully funded

## C. Other/New Business

### 1. TRSCA - Private Drives vs. Public Roads

- A question was brought to the board to see if it would even be possible to change our roads from private to public.
  - We would need to get approval from Fairfield County first. They would do engineering and traffic assessment studies on our roads to determine if we meet the county street standards and for the allocated state and federal

funds. Violet township would also have to approve for maintenance purposes

- Current Fairfield County right-of-way standards are 50' which we don't meet. No further action to be taken on this request at this time
- Curb maintenance is not specifically identified in our Declarations & Bi-Laws. At this time it is the responsibility of each homeowner to maintain their curbs
- The Board to investigate the cost to replace our street signs/posts with the Winding Creek green signs/posts we used to have prior to ours being hit

## 2. TRSCA Declarations / By-Laws

- “Architectural Control” / Home Repairs & Maintenance
  - Lampposts / Mailboxes / Landscaping / Paint
    - (a) Our mailboxes are similar but not all the same. Some have numbers, some don't. Would we want uniform mailboxes? Also light posts are not all uniform and some need maintenance/replaced. Board will look into the cost of new mailboxes and lamp posts/lamps to see if there's something we all like and reasonable in cost
    - (b) Reiterated to homeowners the requirement to complete the TRSCA Home Modification Form for any changes being made to the exterior of their home
    - (c) Also discussed the requirement to maintain all aspects of the exterior of your home per our Declarations & Bi-Laws

## III. Action Items / Next Steps

- Board to see if mulch completion date can be moved up to mid/end May
- Board to send an email to residents when there will be snow removal
- Board to look into a new green street sign pole
- Board to look into uniform mailboxes and light posts

## IV. Next Association Meeting - **May 2025**

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