

Thurston Groves Homeowner's Association
Minutes of the May 24th, 2016 Board of Director Meeting
Seminole Recreation Center

1. *CALL TO ORDER: Board Attendance: Bob Lima, Larry Tieman, Alan House. Robert Siegel absent. 6:35pm*
2. *PROOF OF NOTICE: Two outdoor signs from May 22-24*
3. *APPROVAL OF PREVIOUS BOARD MEETING MINUTES :*
4. *Dispensed Reading. Approved unanimously*
5. *Treasurer's Report: Bob Lima reported Reserves \$96,600. Expenses ok.*
6. *RATIFY BOARD VOTES*
7. *DRB decisions: None*
8. *OLD BUSINESS UPDATES*
9. *Reserve Study categories to parallel budget- Mary. See motion below.*
10. *NEW BUSINESS:*
11. *Replace Steve King. Bob Lima talked with several candidates without luck. Jan Howard is considering. Add post to website & newsletter.*
12. *Noise from maintenance contractors. before 8 am. Will post in newsletter.*
13. *By-law revision. Larry states it may not be easy to change the entire by-laws. Tabled for future consideration. Larry suggests a handbook summary. Al Hassen volunteered to have a PDF expert look at converting by-laws. Perhaps send to every homeowner. Our lawyer may have original.*
14. *Problems with a homeowner leaving trash can in driveway to stop turnarounds. Board sympathizes with the problem but recommends sending violation letters.*
15. *Fountain needs to be repaired (lights, south motor). Apx \$1200-\$1500*
16. *General concern from board to hold vendors accountable to their contracts. Mary should keep an eye on this issue. In some cases a letter from the TGHOA President would be in order.*
17. *Motions Approved:*
 - A. *Rollover 2016 to General Reserves.*
 - B. *Motion by Larry Tieman: "The TGHOA to establish a 5 year plan for four Repair & Maintenance accounts (Pond, Fountain, Wall, Signage). These accounts to be funded in 5 year increments. Each year, the current board to update any necessary funding requirements for the following 5 years." Second: Bob Lima After discussion, approved by Bob Lima, Larry Tieman and Alan House.*
 - C. *Workman's Comp Account. Mary recommends adding the \$700+ expense. Larry voiced concern that it is not needed with the other insurance we already have. Bob Lima mentioned a couple of examples where Thurston Groves could have been exposed:*
 - i. *Motion by Bob Lima- "TG to acquire WC insurance". Alan second, Yea Bob Lima, Alan House. Abstain -Larry Tieman. Motion approved.*
 - D. *Board approved adding 4 "No Trespassing signs" to pond common grounds.*
 - E. *Board approved trying to sell old submersible irrigation pump (apx value \$800).*
18. *NEXT BOARD MEETING: Sept 2016*
19. *ADJOURNMENT: 7:30 pm*
20. *Minutes of the Board meeting May 24th, 2016*

Submitted by:

Bob Lima

Director, President

Submitted Sept. 7, 2016 Approved Oct. 4th, 2016 Approved: Oct. 4th, 2016