

THURSTON GROVE HOA
NOTICE OF BOD MEETING
THURSDAY, October 26th, 2023

NOTICE IS HEREBY GIVEN that a meeting of the THURSTON GROVES BOARD OF DIRECTORS will be held at the following date &time:

DATE: Thursday, October 26th, 2023

TIME: 6:15PM

LOCATION : Seminole Rec Center – 210B

AGENDA

- 1. Meeting called to order.**
- 2. Roll Call to Establish A Quorum**
- 3. Approval Of Minutes from Previous Meetings**
- 4. Officer's Reports**
- 5. Manager's Report**
- 6. Recently Completed Business**

Investment of CD (by Jim)
Closing out of Petty Cash account
Removal of Debris along Ridge Road and 102nd Ave
Lake improvement
New locks for common gates
Replacement post for entrance sign that was rotted.

7. New Business

- A. Landscape work – by Francisco Landscaping**
 - a. Francisco is being contracted to complete the removal of the overgrown landscaping at entrances and common areas which has caused damage to the column posts, walls and fencing.
 - b. Once the landscape work is completed the board will get the repairs completed on the walls and fencing damaged from the overgrown landscaping.
- B. Column posts and Wall repairs –**
 - a. Column and wall repairs needed due to overgrown landscaping.
- C. Fence repairs –**
 - a. Broken fencing from overgrown landscaping
 - b. Broken welds in fencing due to the fencing needing maintenance.
- D. Electrical Repairs –**
 - a. Electrician needed to check the electrical panel that keeps shorting out so the Christmas lights will light.
- E. Irrigation – by Francisco Landscaping**
 - a. Update on the Irrigation repairs.
 - i. New Timer

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- ii. Repaired lines
- F. Lake Maintenance – by Lake Brothers**
 - a. Report from Lake site visit – Oct 26th
 - a. The Lake is continuing to show improvement well from the treatments for the for the aggressive weed control.
 - b. The lake water is low.
 - c. Discussion on the use of the deep well for the lake
 - d. Discussion of if the Lake needs monthly or Bi-Monthly treatments is still on the table for decision.
- G. Website – by Ameritech**
 - a. Update on the new website being created.
- H. Security Cameras- Surveillance Technology Incorporated**
 - a. Review contract for security cameras to have the system re-activated.
- I. Sidewalks & cleaning – H2O Cleaning Systems**
 - a. Vote to have sidewalks... cleaned.
- J. Property Inspections – by Ameritech**
 - a. Violation Letters
 - b. Documents to support letters to be sent.
- K. Committees –**
 - a. Design Review Board
 - b. Fining Committee
- L. Roof requirements –**
 - a. The Documents need considered as a whole.
- M. 2024 Budget**
 - a. In progress
- N. Overpayment dues**
 - a. Still need addressed with the two owners.
- O. Halloween Security**
 - a. David lined up security.
 - b. Entrances...
 - c. Signs and cones...
 - d. Protocol
- P. Christmas Decorations**
 - a. We are having the entrances decorated using the HOA's decorations.
- Q. Neighbor dispute letter – to be discussed afterward in private.**
- R. Block Party – November 4th - 4:00 to 6:00 pm**
 - a. Italian Menu
 - b. Donations for the food pantry, Daystar Life Center and possibly one more organization
- S. Next Garage Sale – December 2nd**
- T. Next meeting date TBD**

8. Open discussion

9. Adjournment