

Approved
8/23/22

Turtle Creek I & II HOA

Board of Director Meeting Minutes

June 28, 2022 at Amer-Tech

Board Members present were:

Damian Kondrotas – President, Paula Uselis – Treasurer, Heather Jackson – Secretary,

Denise Hart – Director, Ray Harrison – Director, Pete Jula – Director

Beverly Neubecker – Ameritech Management was also present. A quorum was established.

Guest present: two homeowners present

Meeting Called to Order

The meeting was called to order 3:03pm

Reading of the Minutes

Paula approves the minutes from May 24, 2022 meeting, seconded by Denise.

All members were in favor – motion carried.

Financials

The financials for May were emailed to the board on Friday June 10, 2022.

Collections

- Collections are two units from previous month. One unit is delinquent \$850, owner. Letter of collection has been sent. The second unit is delinquent \$100. The owner returned call stating they will pay the \$100. It was a banking error from the budget change.

Correspondence

-Email received from owner of 65 Kelley's Trail about violation letter for corner unit Landscaping maintenance.

Check sprinkler on Christy Ln from corner of Kelleys Trial to golf course path.

Draw a map of sprinkler on Christy Ln

Bids/Proposals

Received a proposal from Bay Area Property Services.
The stop sign on Christy Lane needs repair and reset was bid \$350.
Previous bid for stop sign repair was \$800 by Terry Elias Maintenance.
I felt this was too much.
Paula approved the bid from Bay Area Property Service for stop sign.
Seconded by Denise
Waiting on quote for sidewalks from Breon

Violations

Report attached, Walk through Turtle Creek I and II
Beverly completed on June 22, 2022.
Two closed violations, and one new added.
150 TTC is closed. 85 TTC is closed
50 Randall CT called June about RV parked in the driveway
He is remodeling the kitchen.

Other information

- Ram Jack was out to look at the sunken area from 35 TCC, but he could not see that it was an issue. If you feel like it needs to be repaired, it would be best to contact company that does sidewalks. He took pictures and I asked him to put it in a report form. It has not been received at this time.
Check with Gary Williams about the report.
- Stop sign at 15 Kelleys Trail water is standing after it rains
- 40-50 Randall Ct sidewalk for leak
Beverly talked to Matt the Country Club manager. The water leak is fixed.

Old Business

Landscaping of monuments

- 6 new plants

Master HOA landscaping

- First week of June hedges cut behind 50 Kelleys Trail
- Get a quote for cutting the berm
Motion by Paula for quote from company that Diamond Crest uses
Ray is getting the quote

Street Sign – ordered

Buried phone line sign removal

Beverly talked to Frontier repair

Is waiting on a response?

Attorney status on prep of proposed rules for non-compliance

Working on proposed rules

Asphalt degradation at TC Circle

Call to an engineers

New Business

80 Turtle Creek Circle – architect approval

- Replacing the roof
- Changing brick to stone
- Paint color

Research establishing our own well

- Team of engineers
- Check with Cross Creek feedback pros and cons