



TEALSTONE

Board Meeting Minutes

MAY 4TH, 2026

Matik Office 4pm

Call to Order: Tony called the meeting to order at 4pm.

Board Members Present: Tony Bianco, Lee Pearce, Ann Jones, Mary Jo Dahling, Margaret Nelson

Others Present: Tom Hill & Joseph Dahling (Matik Management), Karen Cormac-Jones, Jim Nelson

I. Financial Update

1. The current balance of assets: \$58,490.95
2. Budget Comparison
 - A. For the month of April, the association ended under budget on expenses by \$2,425.57. This is partly due to the lawn vendor not submitting the April invoice.

II. Maintenance/Landscaping

1. Signage and shrubs
 - A. A quote was received to remove the old shrubs that are not healthy - \$1,297 – This was approved by a motion from Mary Jo, 2nd by Lee, unanimous approval.
 - B. Ann addressed any rot in the sign posts and bought caps for the tops to help prevent further issues
 - C. Ann and Frank made other repairs to the posts. GZ Painting will be completing sanding and painting to the sign and posts.
2. Sinkhole/drainage problems
 - A. Two quotes were received for repair of the sinkhole. The quote from Durst, of \$6,000, was more comprehensive in scope, while the M&M quote, of \$3,000 to \$10,000, was vague in scope. Both vendors cannot tell exactly what will be needed, but it appears Durst has a better understanding of the issue.
 - B. After discussion, Ann made a motion to approve the Durst quote. Lee provided a 2nd, and the motion carried unanimously.
3. Landscaping concerns
 - A. Discussion ensued on the drainage plan that was created by the landscape engineer.

- B.** Updated quotes will be obtained for just the swale scope of Phase I.

4. Hydro jetting

- A.** This has been completed behind the East side of the property. This was to clear the drain tile so water from the gutters will be properly moved away from the rear of these homes.

5. #13 yard light

- A.** Hick's Electric will be attempting to locate the break underground by using electronics.
- B.** Matik will call RPU to see if they have any devices to find a break underground.

6. Tree Pruning

- A.** A quote was received to prune 19 trees at a cost of \$570.
- B.** Mary Jo made a motion to approve the quote. Margaret provided a 2nd, and the motion carried unanimously.

7. Damaged Fascia

- A.** A member submitted photographic evidence of damage to her fascia, noting that there is a large hole. The repair will be made, which will include replacing two fascia pieces and painting them to match. Another home has the same issue.

8. Snowplow Damage

- A.** The vendor has not completed the repair yet from the season. Matik will speak with the vendor.

9. Venting Issue

- A.** In one of the homes, the loft area is very hot and humid. There is concern that the roofers possibly covered a vent. The contractor has been contacted.

III. ACC:

- 1.** There were 2 requests submitted.

- A. The installation of an awning was approved.
- B. A patio door replacement was approved.

IV. Open Forum: None

V. Closed Meeting

VI. Upcoming Meeting: June 8th, 4pm, Matik office

VII. Meeting adjourned: With nothing left to discuss, the meeting was adjourned at 5:21pm.

Tealstone Website

www.tealstonehoa.com

