



TEALSTONE

Board Meeting Minutes

JULY 13TH, 2026

Matik Office 4pm

Call to Order: Tony called the meeting to order at 4:02pm.

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

Others Present: Joseph Dahling (Matik Management), Jim Nelson, Karen Cormac-Jones, Bob Macke

I. Financial Update

1. The current balance of assets: \$47,034.34
2. Budget Comparison
 - A. So far in the month of July, the Association is over budget on expenses by \$9,365.56. This is partly due to the unanticipated expense of the sinkhole repair. Tree removal and pruning also contributed to this.
 - B. So far in 2026, the Association is over budget by \$12,200.90.
 - i. The sinkhole repair, tree maintenance, and unit #13 light issue are all major factors in this.

II. Old Business

1. Trees
 - A. Renaissance Tree Care removed and pruned some of the trees around the community.
2. Sinkhole
 - A. Durst has completed the repair on the sinkhole.
3. Racial Covenants
 - A. Matik Management reached out to Rochester NAACP for more information on those letters regarding racially discriminatory covenants.
 - B. They would not provide which covenants were racially discriminatory and said to reach out to Olmsted County for that information.
 - C. Matik will reach out to the county and see what the process is to get these covenants removed.
4. Swale Project
 - A. The association is still waiting on updated estimates for Phase A of the project.

2. #18 Sidewalk Update

- A.** It was noted that the sidewalk for this property needs to be replaced.
- B.** The association is gathering estimates from various vendors to find the best fit to undertake this project.

V. Upcoming Meeting: August 10th, 4pm, Matik office

VI. Meeting adjourned: With nothing left to discuss, the meeting was adjourned at 5:23pm.

Tealstone Website

www.tealstonehoa.com

