



TEALSTONE

Board Meeting Minutes

JUNE 8TH, 2026

Matik Office 4pm

Call to Order: Tony called the meeting to order at 4:06pm.

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

Others Present: Joseph Dahling & Tom Hill (Matik Management), Jim Nelson, Mary Lou Linn

I. Financial Update

1. The current balance of assets: \$54,906.07
2. Budget Comparison
 - A. For the month of May, the association ended over budget on expenses by \$1,812.41. This is partly due to the Association paying both the April and May lawn invoice in May.
 - B. Maintenance expenses were over budget for the month of May, but still under budget for 2026.

II. Old Business

1. Sinkhole
 - A. Durst was chosen to repair the sinkhole next to #11. Maik has been in contact with the vendor, and they have ensured that the project is on the list.
2. Plow Damage
 - A. It was noted that the lawn vendor missed a few areas with plow damage.
 - B. Cunningham will be contacted to repair this damage.
3. #13 Venting Issue
 - A. Priority Construction replaced the vents on the roof. The residents have noticed an improvement, and the humidity level seems to be back to normal.
4. #12 & #16 Damaged Fascia
 - A. Repair has been completed on these two units.
5. Drainage Plan
 - A. Matik is obtaining an updated quote on the swale scope of Phase I.

III. Maintenance/Landscaping

1. Spring Inspection
 - A. Matik completed the spring inspection and noticed some areas that need repair/maintenance.
 - B. Power Washing

- i. There are several sections on each building that need power washing.
- ii. The association will undertake this in the future due to current expenses.
- iii. This will be discussed as these current projects are completed and as the budget allows.

C. Trees/Shrubs

- i. There are several trees and shrubs that need pruning/replacement.
- ii. These will be addressed by the Association.

D. Siding

- i. There are a few units around the community that need a section of their trim/fascia replaced.
- ii. Maintenance will be contacted to complete these repairs.

E. Asphalt

- i. It was noted that some areas on both the street and driveways had spots of wear. Some are more significant than others.

2. Signage update

- A.** The current sign was found to be rotten through and cannot be repaired.
- B.** The Association will gather estimates to replace and install a new sign.

3. Signage Landscaping

- A.** Family Tree will be contacted to provide an estimate on the landscaping around the new sign.

4. Gutters

- A.** A member mentioned that their rain gutters have water running over them instead of coming down the spouts.
- B.** It was noted that this is also happening to other units around the community.

5. Trees

- A.** The Association received an estimate from Courneya Horticulture for a 2-phase tree plan.
 - i. This plan includes the pruning/ removal of any trees around the community that need it.

- B. Tony motioned to approve this tree plan, and it passed with unanimous approval.
- C. Tony motioned to approve the replacement of trees that will be removed during this project.
 - i. The Association will discuss this further as the project is underway.

IV. **ACC:** There were no alteration requests to discuss.

V. **Open Forum:**

- A. It was noted that the streetlight next to the entrance should be replaced. This will be a part of the landscaping plan around the new sign.
- B. Some members of the community received a letter from the City stating that there are racially discriminatory covenants in their abstract of title.
 - i. Rochester NAACP have reviewed the county's property records for these discriminatory covenants and have contacted homeowners with their findings.
 - ii. Matik will be contacting NAACP to see the discriminatory covenants that were found.

VI. **Upcoming Meeting:** July 13th, 4pm, Matik office

VII. **Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 5:16 pm.

Tealstone Website

www.tealstonehoa.com

