



TEALSTONE

Board Meeting Minutes

AUGUST 10TH, 2026

Matik Office 4pm

Call to Order: Tony called the meeting to order on August 10th 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, Bob Macke, Mary Lou Linn, Julia Gordon

I. Financial Update

1. The current balance of assets: \$44,135.51.

2. Budget Comparison

A. Since the beginning of July, the Association has been over budget on expenses by \$2,370.91.

i. Tree pruning is the largest factor in this.

B. So far in 2026, the Association is over budget by \$5,206.25.

i. Tree pruning and the #13 light repair are the main reasons for this.

3. The sinkhole and tree removal were coded as capital expenses.

II. Old Business

1. Entrance

A. Sign

i. The association has been gathering estimates to replace that entrance sign. This has taken some time, with many vendors turning down the project. It was discussed that we look at the current sign again to see if anything can be done to preserve it.

ii. It was found that the sign itself was in good condition, and it was just the frame that is rotten through. Due to this, the association has decided to make the repairs to this current sign.

iii. Clare Marie Consulting LLC provided an estimate for the repair. Tony motioned to approve this estimate, and it passed with unanimous approval.

B. Landscaping

i. Family Tree provided an estimate on the landscaping around the sign.

- ii. This will be discussed further as the sign project is underway.

2. Racial Covenants

- A.** As noted in previous minutes, some members of the community received a letter regarding racially discriminatory covenants in their abstract of title.
- B.** It was found that only the property owner can request that these covenants be removed.
- C.** If you would like to remove these from your abstract of title, send that request to justdeeds@rochestermn.gov. Please include your address and contact information, and the city will follow up with the next steps.
- D.** This process is completely voluntary and is free for Rochester property owners. Please reach out to Matik Management if you have any questions about this.

3. #18 Sidewalk Repair

- A.** The association is obtaining two estimates for this project; one from M&M Construction and another from Link-Krete.
- B.** This project will be reviewed as soon as these quotes are received.

4. Retaining Wall

- A.** The association received an estimate from All Pro Pavers & Retaining Walls to address that retaining wall behind unit #12.
- B.** Due to current expenses, the association will look to undertake this project in the future.

III. Maintenance/Landscaping

1. Mailbox Repair

- A.** A mailbox bank was found to be knocked down after a recent mow. It was noted that the wood inside was quite rotten.
- B.** Clare Marie Consulting LLC provided an estimate to fix that fallen mailbox, along with another bank they recommend be repaired. This proposal was unanimously approved.
- C.** Both repairs have already been completed.

2. Asphalt

- A.** It was noted that several areas on the edging of the road are in dire need of repair.
 - i. The association is looking for a temporary fix to get these areas repaired.
- B.** Sealcoating is planned to be completed next year.

3. Shrub Trimming

- A.** Cunningham has been contacted to trim those shrubs around each of the buildings.
- B.** This cost will be added to the association's monthly invoice.

IV. New Business

1. Annual Meeting

- A.** The annual meeting will be held on October 19th at 6pm.
- B.** More information on this will be sent as we get closer to the date.

2. Website

- A.** It was mentioned that some residents may not know that Tealstone has a website.
- B.** The link to this site is www.tealstonehoa.com.
- C.** You can access this to see the governing documents or past meeting minutes, as well as submit any maintenance requests.

V. Open Forum:

- 1.** Discussion took place on that shipping container on the neighboring property as you drive into the community.
 - A.** Matik will look to see if this is in violation of any city ordinance.
- 2.** It was noted that the lawn service can do a better job cleaning up after each mow.
 - A.** Cunningham will be contacted about this issue.

VI. Upcoming Meeting: September 14th, 4pm, Matik office.

VII. Meeting adjourned: With nothing left to be discussed, the meeting was adjourned at 5:13pm.

Tealstone Website

www.tealstonehoa.com

