MATIK MANAGEMENT

# TEALSTONE

Board Meeting Minutes

NOVEMBER 10TH, 2025

Matik Office 4pm

**Call to Order:** Tony called the meeting to order at 4:04pm.
**Board Members Present:** Tony Bianco, Lee Pearce, Mary Jo Dahling, Margaret Nelson, Brenda Strombeck
**Others Present:** Tom Hill (Matik Management), Jim Nelson, Bob Macke

## I. Financial Update

1. The current balance of assets:
   - **A.** Operating Account - $34,322.87
   - **B.** Reserve Account - $19,207.46

2. Budget Comparison
   - **A.** For the month of October, the total expenses were over budget by $217. Insurance was the only expense item over budget, and other line items were under budget.

3. 2026 Budget/Insurance
   - **A.** The Board continued discussion on the 2026 budget.
     1. At the annual meeting, the membership was in agreement with the dues increase to $340 per home, per month, due to the larger expenses in 2026 (primarily insurance).
     2. The Declaration only allows for up to a 5% increase to the previous year's dues by a Board vote alone.
   - **B.** Mary Jo made a motion to approve the proposed budget with the dues being $300/home/month, with the addition of holding a special meeting for the members to vote on increasing the dues to $310/home/month. Tony provided a 2nd and the motion carrier unanimously.
   - **C.** A new insurance quote has been obtained from a broker. The total policy cost for the term would be $21,000.
   - **D.** After discussion, Tony made a motion to switch to the new insurance option. Margaret provided a 2nd and the motion carrier unanimously.

## II. Administration

1. Officer Elections
    - **A.** President
        1. Mary Jo nominated Tony Bianco for President.
        2. Tony was elected by unanimous approval.
    - **B.** Vice President
        1. Margaret nominated Lee Pearce for Vice President.
        2. Lee was elected by unanimous approval.
    - **C.** Secretary/Treasurer
        1. Tony nominated Mary Jo Dahling for Secretary/Treasurer.
        2. Mary Jo was elected by unanimous approval.
2. ACC
    - **A.** Tony made a motion to appoint Margaret Nelson, Lee Pearce, and Becky Macke to the ACC. Mary Jo provided a 2$^{nd}$ and the motion carried unanimously.

## III. Maintenance/Landscaping

1. Concrete
    - **A.** The concrete replacement was completed.
    - **B.** It was noted that there was some concrete residue left on the driveway/roadway. This will be evaluated in the spring.
        1. It was also noted that there was an oil spot left behind.
        2. A glob of concrete was also left behind on the rug at the home where they did a patch.
2. Gutter Guards
    - **A.** These were installed on the backside of units 13, 14, 15.
    - **B.** This is in lieu of the very expensive resolution proposed by the engineer. With the gutters so quickly filling up with leaves every few weeks, the gutters were frequently not operating correctly, shedding water directly onto the patios.

3. Grading
    A. There was grading completed behind #12 to address the water issues in that area that have been causing damage.

4. Leaf Cleanup
    A. A quote will be obtained from the new lawn vendor on the cost to complete another leaf cleanup.

**IV. ACC:**

1. A member submitted a request for work on a deck.
    A. After discussion, Tony made a motion to request a revision of the plan from the applicant. Mary Jo provided a 2nd and the motion carried unanimously.

2. A member submitted a request for the installation of a heater in the garage.
    A. Margaret made a motion to approve the recommendation of the ACC in approving the request. Tony provided a 2nd and the motion carried unanimously.

**V. Closed Meeting Session**

**VI. Upcoming Meeting Schedule:**

1. Special Meeting December 4th at 4:30pm**.** This will be held at #12.
2. Board Meeting December 8th at 4pm. This will be held at Matik.

**VII. Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 5:30pm.

Tealstone Website

www.tealstonehoa.com