



TEALSTONE

Board Meeting Minutes

SEPTEMBER 14TH, 2026

Matik Office 4pm

Call to Order: Tony called the meeting to order on September 14th at 4:01pm.
Board Members Present: Tony Bianco, Lee Pearce, Ann Jones, Mary Jo Dahling
Others Present: Joseph Dahling (Matik Management), Bob Macke, Sharryn & Tim Melin

I. Financial Update

1. The current balance of assets: \$41,489.61.
2. Budget Comparison
 - A. During the month of August, the Association is under budget on expenses by \$481.40.
 - B. So far in 2026, the Association is over budget by \$7,550.86.
 - i. Tree infusion/pruning and the #13 light repair are the main reasons for this.

II. Old Business

1. Entrance Update

A. Sign

- i. Clare Marie Consulting LLC completed the frame repair on Friday, September 11th.
- ii. The wood used for this has been treated, so we will need to wait a few weeks for it to be painted. Once it is dry, the frame will be painted white.
- iii. It was noted that the “private drive” sign is bad shape. The association will look at replacing this as well.

B. Landscaping

- i. Family Tree plans to be there on Wednesday, September 16th, to clear around the sign and plant new grass seed.
- ii. The areas on both sides of the entrance will be cleared and seeded as well.

C. Lighting

- i. The streetlight at the entrance is in rough shape. Due to this, the association is looking to replace it.
- ii. This will be undertaken once the other projects are completed, and as funds allow.

2. #18 Sidewalk Repair

- A.** The association received two estimates from M&M Construction and Link-Krete to complete this walkway repair.
- B.** After discussion, Ann motioned to approve the estimate from M&M. Tony provided a 2nd, and the motion carried unanimously.

3. Annual Meeting

- A.** A reminder that the annual meeting will be held on Monday, October 19th, at 6pm.
- B.** A notice packet with all the information will be mailed out to you in the coming weeks.

III. Maintenance/Landscaping

1. Tree Removal

- A.** During the recent storm, branches fell next to #15 from a tree on the neighboring property.
- B.** This tree and the branches will be removed by that homeowner.
 - i.** The vendor that will be doing this is backed up from the storm. They will get to this project as soon as they can.

IV. New Business

- 1.** The board would like to thank those that have helped with things around the community. Thank you:
 - A.** Frank who regularly helps with the irrigation system.
 - B.** Nancy for shoveling off the area around the erupting sprinkler head.
 - C.** Ann, Julia and Karen for helping weed the front signage area.
 - D.** Julia and Cindy for collecting the loose recycling that blew around during the recent storm.
 - E.** Ann for filling in some asphalt on the SE corner of the road.
- 2.** Not only have these actions saved the association money, but they have also made it a more welcoming place to live in. Thank you for taking the time to help.

V. Upcoming Meeting: October 19th, 6pm, Unit 4.

VI. Meeting adjourned: With nothing left to be discussed, the meeting was adjourned at 5:27pm.

Tealstone Website

www.tealstonehoa.com

