TEALSTONE

Board Meeting Minutes

AUGUST 11TH, 2025

Matik Office 4pm

Call to Order: Tony called the meeting to order at 4:03pm.
Board Members Present: Tony Bianco, Brenda Strombeck, Mary Jo Dahling, Lee Pearce
Others Present: Tom Hill (Matik Management), James and Margaret Nelson, Bob Macke

I. **Financial Update**

1. The current balance of assets:
    - A. Operating Account - $32,254.79
    - B. Reserve Account - $19,202.62

2. Budget Comparison
    - A. The Board reviewed the budget comparison for July.
    - B. The association ended the month over budget on expenses by $2,496. The overages are due to the renewal insurance policy being higher than expected, as well as higher water/sewer costs. With the insurance premium doubling, the overages will be seen each month.

3. Dues
    - A. Due to the large increase in insurance costs, along with the anticipated increases in operating costs, it is likely that a significant adjustment to dues will be necessary.
    - B. The Board will being solidifying the 2026 budget at the next meeting.

II. **Maintenance/Landscaping**

1. Updates
    - A. Trees
        1. The new tree in front of #12 will be planted Wednesday, and the dead tree by #11 will be taken out at that same time.
        2. Scheduled trimming has been completed.
    - B. Concrete
        1. Listed Items

a. A Board member inspected the list, comparing to the quote received.

b. Additionally needed work at #8 was discussed.

c. After discussion, and considering the association's financial position, it was agreed that a revised quote will be obtained for replacement of the walkway at #18, #8, and filling of a separation of the foundation at #5.

C. Water Mitigation Update

1. Jetter Clean will clean out the drain tile for $350-$400. This has been approved by the Board.

2. We are still waiting for a quote from Rainey Gutters for screening of the rear gutters.

3. The association will obtain a quote for drain tile behind #12, taking water to the retention area.

4. Information will also be gathered on the possibility of installation of a 10' drain for excess water, in lieu of boring underneath the road to route water to the retention pond.

2. Retaining Wall

A. DeCook submitted a quote for replacement of the retaining wall behind #12. The total cost was $16,320.00.

B. Discussion ensued on the importance of this wall, as failure would lead to the collapse of the roadway.

3. Lighting at 16 and 24

A. These two locations were noted as being out. Frank will look at them.

4. Irrigation

A. There appears to be an issue with the system, as the water units being used is significantly higher than previous years.

B. The vendor is being contacted to investigate.

5. Skylight Wand
   A. A unit has been missing the wand since replacement during the insurance claim. The wand has now been received and will be dropped off at the home.

III. **Administrative**
   1. Necessary information is being gathered to ensure compliance with the governing documents as they pertain to the leasing of a home within the association.

IV. **ACC:**
   1. A potential request was made for the installation of a back up generator for a medical requirement. This would be approved if necessary, based on the Reasonable Accommodation requirement, with the installation location being at the rear of the home, and contingent upon receiving drawings of the location and specifics on the unit.

V. **Open Forum:** None

VI. **Upcoming Meeting Schedule:**
   1. Sep 15th, 4pm, Matik office
   2. Annual Meeting – October 15th, 6pm, location TBD

VII. **Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 5:11pm.

Tealstone Website

www.tealstonehoa.com