



TEALSTONE

Board Meeting Minutes

JANUARY 5TH, 2026

Matik Office 4pm

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

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

Others Present: Tom Hill (Matik Management), Jim Nelson, Bob Macke, Ann Jones

I. Financial Update

1. The current balance of assets:

- A.** Operating Account - \$45,365.25
- B.** Reserve Account - \$10,763.57

2. Budget Comparison

- A.** The Board reviewed the budget comparison for 2025.
- B.** The association ended the year over budget on expenses by \$8,969.12. While most expense items were at or under budget, the elevated insurance costs were over budget by \$10,124.63

II. Maintenance/Landscaping

1. Entrance Signage

- A.** Margaret has found out who completed the Wimbledon Hills signage and reported it to the Board. The vendor was Fast Signs.
- B.** Mary Jo will follow up with Brenda to see if she has had time to come up with any designs.

2. Snow Removal

- A.** The vendor has received mixed reviews on the quality of service provided.
- B.** There have been some complaints that the roadway is icy and needs a sand/salt application. Each salt application comes with a \$230 cost.
- C.** Going forward, Mary Jo and Lee will be assigned to provide direction when salting is needed by a motion from Margaret, a 2nd by Ann, and unanimous approval.
- D.** It was noted there is warmer weather projected for this week, so any residual snow/ice on the roadway should melt off.

III. ACC: None

IV. Open Forum:

1. It has been requested that a directory be sent out to the membership.
This will be sent out with these minutes.

V. Administrative

1. Board Appointment

- A. Ann Jones volunteered to join the Board.
- B. Tony made a motion to appoint Ann to the Board. Margaret provided a 2nd, and the motion passed by unanimous approval.
- C. Ann will fill Brenda's remaining term that runs through 2027.

VI. Closed Meeting Session

VII. Upcoming Meeting Schedule: February 2nd, 2026 – 4pm at Matik

VIII. Meeting adjourned: With nothing left to discuss, the meeting was adjourned at 4:39pm.

Tealstone Website

www.tealstonehoa.com

