

TSHOA Annual Member Meeting Minutes: Wednesday, October 26, 2022

Larry called the meeting to order at 5:40pm

Larry welcomed Community and introduced current Board members in attendance

Quorum Assessment

Jenny confirmed quorum met for the ballot vote. Ballots were collected electronically and on paper and counted by Goodwin & Company.

2022 Review

Treasurer's Report through August 31, 2022, included in Board packet.

Balances as of 8/31/2022

\$85,492.46 cash on hand, including reserves

\$1,161.78 spent in expenses

Deed restrictions

Board hosted four (4) community meetings

Proud of the efforts of the Board and the Community that participated in the process

The proposed deed restrictions did not pass

3 of 4 subdivisions voted outright not to pass; the fourth voted to approve but due to procedural requirements for a specific percentage needed to officially pass, did not pass

Community and Board is still subject to HB1588 requirements, regardless of whether deed restriction amendments passed

Special thank you to Dan Isenhower who led the committee, providing structure to the process, taking feedback, Community gave him a hand

Tennis Courts

Tennis courts resurfaced this summer

Pickleball lines included at no additional cost

The Board is planning to purchase some nets and bring in an expert to teach the Community how to play

Multi-purpose court received the most votes in the last survey shared with the community

Board is grateful for the work that the tennis court committee did - Lisa Whittle, Doug Frier and Sean Halley

Pond Clean Up

The Board and Pond Committee led an effort to clean up the ponds. We hosted 2 weekend days last month. Thank you to the community members that volunteered and helped clean up the main pond.

Neighbors helping neighbors

Thank you to several community members that volunteered to help with ditch mowing at the front of our Community for a Homeowner. This is a good example of neighbors helping neighbors.

Following this effort, the idea surfaced to create a Benevolence committee. The purpose of this committee would be to connect Community members that need assistance with members willing to help.

Management Company and TownSq

Larry introduced Annette Micho, our Community representative.

Be on the lookout for emails from Annette

Social Committee

Events to date included Flamingo Fridays, Easter egg hunt, and BBQ

Thank you to Jan Vargas for all your efforts

Movie night planned at the park and Luminaries at Christmas. If you're interested in helping, please reach out to the Social Committee.

Website <https://tonkawasprings.org/>

Community members missed the community website.

Melinda Hester stepped up and updated the community website and continues to maintain it with updates as needed.

Do we have any volunteers interested in helping continue to maintain the site?

ACC

Committee members: Mark, Curt, Tim

Mark provided a report.

One official complaint (email/TownSq) received to date

Unofficially received 3-5 inquiries, each resident was asked to go through formal process

1 variance request approved - old shed, replaced with new shed

4 project notifications

One problem, supply chain causing projects to run a little longer than expected

Goodwin doing patrols every other week - 41 issues identified - most are grandfathered issues -

RV, utility trailers, - only 1 letter sent - situation handled

The committee is trying to be fair and not stir up unnecessary turmoil

Plan to follow up with Goodwin-identified issues to be sure all were resolved timely

Garbage cans in view of the street - Mark asked for feedback from the Community

One resident mentioned it's tough to get them behind the fence - support of common sense

Drivebys occur on Mondays

The ACC requested of the Board approval to follow a complaint-driven process only; request was denied

There are currently 52 homes with trees hanging over the street; trim the trees, county is planning to come out in Q1.

Caution neighbors to trim their trees themselves as the County will not typically disinfect their blades and you may not like how they trim them.

Use TownSq to file complaints for deed restriction violations.

Items to address before year end

Deed Restrictions

Feedback from the Community is that if we'd just pay attention to the existing deed restrictions and enforce them, we'd be able to preserve the community.

There are "No teeth" in current DRs, only option is to file a lawsuit, needs to be some means of filing.

Board is able to approve a fine schedule.

Board is reviewing a draft now.

Board will post this for Community feedback, opportunity to provide feedback, Board is going to vote, by or at December meeting

Benevolence committee spawned discussion to help neighbors out

Reach out if there's a problem!

Pond Remediation

Proposal included in packets

The project is fluid with lots of moving parts.

We are not voting on it tonight, we need feedback from Community

Tony to provide an update

One question, when you drive over the pond, are you happy with what you see?

Tony is not the expert, he's interested in helping and volunteered to chair the committee

This is about the neighborhood getting together

If you know more, please step up and offer to serve on the committee.

3 things we can do

1. Clean them up - pick up garbage, rake out weeds, etc.
2. Foslock - Lady Bird Lake is doing it, kills off things in there, algae killing dogs and harming fish
3. Aeration - talking about it for 10 years, not a expensive solution

Proposal is meant to be informative

What's the difference between the algae that used to float in the pond and was removed by Fall?

What's growing on the pond is growing from the bottom of the system now and collects leaves.

There used to be a platform and crystal clear water and neighbors used to swim in the ponds.

The ponds have never been treated.

Aeration may break it up and ponds could be another 12-15" deeper

Encroaching land comes into the water

We can choose to do nothing and have swamps

Sent out for bid, Aquatic Features, Inc was the most cost effective and comprehensive proposal

Tony has installed an aerator and the results are able to be viewed

No single homeowner can make a dent, it must be a neighborhood effort

Two documents shared

Community forums will occur and a vote is planned for the December meeting
 Erosion of the dam/roadway may be of concern, Dam might have some leaks in it
 Reviewed entire proposal in detail
 We will host a couple of townhall meetings - Q&A, Scott from Aquatic Features to join us
 The other 3 ponds are not included in this proposal

Read the Ballot results from Goodwin's count.

Approval of the 2021 Meeting Minutes passed with a majority - 89% of the ballots received.

Type	FOR	AGAINST
Online	58	7
Paper	14	2
TOTAL	72	9

Approval of the 2023 Budget passed with a majority - 70% of the ballots received.

Type	FOR	AGAINST
Online	50	15
Paper	7	9
TOTAL	57	24

The Final Board meeting for this year is December 13 at South Star bank, plus zoom.

Board Transition

Larry welcomed 5 new Board members in 2023 - Ann Straseske, Frank DiGesualdo, Janet Pool, Ramon Rivera, Tom Trefny (Secretary)

Thanks to our returning Board members - Larry, Melinda, John, Kelly, and Sarah

Thank you to our 2022 Board members that are retiring - Jan, Stefani, Dan and Jenny.

Jan Vargas, our social committee director, is retiring after 4 years of serving. We're looking for a new committee chair. Margaret Jolly raised her hand to volunteer to serve as new chairperson for 2023.

Member comments/discussions

Frank - Jane lived since 1978, 44 years, next year will serve on the Board, pond remediation, lame duck board, don't trust, no board member on the property should be able to vote, holiday vote people will not be paying attention, shoved down our throats, like DRs and soon to be basketball court, suggest moving to next year with new Board, several issues to include - no option to vote No, realize it's not a ballot, not a democratic process.

Janet – residing since 1987. Per the creek/pond remediation, Tony has put tremendous effort into this and I'm sure the information will be helpful to waterfront residents. However every homeowner whether on waterfront or not are responsible for the upkeep of their personal property. It is not the HOA's responsibility to pay for utilities that only the pond owners benefit financially from. For the 35 + years I've lived here the only water that can be seen easily by everyone is near the bridge as you drive by.

Gene - Update on Wyoming Springs extension - work is scheduled to begin Q3 next year. Update on Sam Bass / 3406 - expansion of turn lanes. Right of way issues on the other side of Harry Man, must move some of the electrical outside of Tonkawa Springs, expect that to take 1st half of next year, expansion of turn lanes, Behrens Ranch left hand turn, this time next year trucks will start running. Pond maintenance: We haul 12-15,000lbs of waste/year from our pond. We excavated silt from our pond 10 years ago and it's already back to 24 inches of silt. Care of ponds is not a one and done exercise.

Larry motions to adjourn at 6:56pm. Seconded by John. Unanimous yes votes.

Board members in attendance:

Larry Jolly
Jenny Halley
John Kurkjian
Melinda Hester
Dan Isenhower
Kelly Hobdy
Stefani Zolper
Jan Vargas