

TSEHA Monthly Board Meeting Minutes

Jul 9, 2024 6:30 PM / Johnny's Pizza

Attendees

Tim Mallien ▾ Mark Alvarez ▾ Brenda Fox ▾ Bob Knighton ▾ Jaime Waites ▾
Barbara Chitman ▾

Absent

Angie Ishler ▾ Seantell Williams ▾ Jonathan Varnell ▾

Guests in Attendance

None

Call to Order

Jan 16, 2024 6:30 PM

Agenda

General Reports

1. Treasurer's Report
 - Money Market balance as of Jun 26, 2024 : \$32,501.76
 - Checking balance as of Jun 28, 2024 : \$49,322.39
 - 2024 assessments: 211 of 263 payments received to date.
2. Green Belt Update
 - Shrubs trimmed, specifically Galway entrance
 - Find a new person to take over for Bob, he suggested Aaron Suckle?
3. President's Report
 - Allegra at Shreveport is finishing their final drawings to be submitted to the city to get their building permit in the next few weeks. Construction is looking to start in September. No changes to the entrance is being made at this time.
 - 11 liens have been filed on past due properties, 2 properties paid, 2 on payment plans, 1 settlement offer to be made

-Meeting with UES Principal regarding backgate

UES Will

Put out signs reminding drivers to be respectful of driveways

Verify all students whose parents request to be back gate walkers that they have an address on file in the neighborhood

Provide all back gate walkers with a backpack tag - no tag, no access

Post a duty person at the gate and establish a procedure for handling students without a backpack tag who are dropped off at the gate before duty person arrives

Town South Will

Place new signs at Lowell, Brighton, Wellington, and Wickford entrances

Hire off duty officer to enforce the no trespassing for non residents on the following dates:
Thu 8-8 PM, Fri 8-9 AM/PM, Mon 8-12 AM/PM (Mark be there Thursday morning?
Students will be getting tags during the day Thursday)

Install solar powered security camera to monitor the area

Last Meeting Follow-up

1. Speed monitoring trailer from SPD - trailer is being repaired and Village Green is scheduled to have it placed.
2. 2 new board members needed

New Business

1. [Presentation of Proposed 2025 Budget](#)
2. Discuss "No Soliciting" signs to be placed at the entrances to the neighborhood
3. **Approve amendment to budget to \$3,000 for 2024 for attorney's fees and court filing from 2024 to cover additional costs related to liens being filed on our behalf**

Motion to Accept

Tim Mallien ▾

Second

Barbara Chitman ▾

Vote

Unanimous ▾

Motion Carries

Yes ▾

4. [Settlement offer for Lot 253](#)

Motion to Accept Jamie Waites ▾

Second Mark Alvarez ▾

Vote Unanimous ▾

Motion Carries Yes ▾

5. Lawsuits against properties that have not responded to lien letters

Decision: Get more information about the initial

6. [Approve Expenses for Securing Green Belt near UES and “No Soliciting” signs](#)

Motion to Accept Mark Alvarez ▾

Second Brenda Fox ▾

Vote Unanimous ▾

Motion Carries Yes ▾

Neighborhood Guest Questions, Concerns, Issues

1. None

Action Items

1. Install signs and trail cam once items arrive
2. Hire off duty SPD for dates below

Next Meeting

Aug 13, 2024 6:30 PM CST

Meeting Adjournment

Jul 9, 2024 7:30 PM

2025 Preliminary Budget Presentation by Mark Alvarez

Voting at Later Date ▾

Town South Estates Homes Association, Inc. Profit & Loss Budget Overview January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Expense	
Accounting	500.00
Annual Meeting	500.00
Attorney / Court Filing	5,000.00
Bank fees	100.00
BOD Expenses	1,000.00
Insurance	8,000.00
Maintenance	25,000.00
Miscellaneous	1,000.00
Post Office Box	250.00
Postage	500.00
Printing	2,000.00
Property Taxes	300.00
Seasonal Events	2,000.00
Supplies, Office	500.00
Utilities	2,000.00
Website / IT	2,000.00
Total Expense	50,650.00
Net Ordinary Income	-50,650.00
Net Income	-50,650.00

Notes/Comments: 2025 assessment to be \$125 per lot with a \$15 discount for paying with a personal check or money order

Vote to approve will take place during August Meeting

Lot 253 Settlement Offer **Approved** ▾

Details

Unpaid Dues: \$1,728

Legal Fees: \$576.60

Late Fees: \$1,201.40

Amount Due: \$3,506.00

Liens filed in 2010, 2017, 2024

Settlement Options to be Presented to Owner via Email

Option 1

- Lump sum payment of \$2,600 with payment received by 9-30-24
- Includes all unpaid dues from 2009 to 2024, legal fees from liens filed in 2010, 2017, & 2024; and late fees reduced to \$295.40 from \$1,201.40
- Lien will be released once payment has cleared the bank
- Online payment will incur a 10% convenience and processing fee per board policy but will not apply to payments made by check

Option 2

- Payment in full via 18 Monthly payments of \$194.78
- Monthly payments due by the 15th of each month
- No additional late fees will be assessed while balance is being paid off
- No additional legal action will be taken while payments are being made regularly
- Missed payments may result in legal action being taken for the entire lien balance plus legal fees
- Owner is responsible for additional annual assessments while on this payment plan
- Online payment will incur a 10% convenience and processing fee per board policy but will not apply to payments made by check
- Lien will be released upon completion of payment plan



Notes/Comments:



Expenses for Securing Green Belt Near University Elementary & Installing No Soliciting Signs Approved





Items Needed

My Security Sign

	<p>1.6875" x 0.3125", Attachment Hardware for Standard 1.12# Posts (2 bolts & 2 nuts) \$1.69 / Kit</p>	<p>7 Kit \$11.83</p>
<p>6ft.</p> 	<p>72" x 2.25", U-Channel Sign Post Kit - 6' tall, Standard (2-1/4" Wide), Green Baked Enamel Posts (medium weight) \$26.45 / Post</p>	<p>3 Posts \$79.35</p>

	18" x 18", Semi-Custom Reflective Aluminum Designer Property Sign, Engineer Grade Reflective Aluminum Signature Designer Signs \$48.60 / Sign	3 Signs \$145.80
	18" x 24", Semi-Custom Reflective Aluminum Designer Property Sign, Engineer Grade Reflective Aluminum Signature Designer Signs \$57.80 / Sign	4 Signs \$231.20
Estimated Shipping		\$40
Sales Tax		\$46
Total		\$554.18

Amazon

	SEHMUA 4G LTE Cellular Trail Cameras 3rd Gen with Live Streaming	\$69.99
	SanDisk 128 GB Ultra microSDXC Memory Card	\$14.99
Sales Tax		\$7.69
Total Purchase		\$92.67
Subscription	Paid Monthly	\$200

Off Duty Officer: \$575 (5 shifts, 3 hours minimum @\$115 per shift)

Grand Total: \$1,421.85