

TSEHA Monthly Board Meeting Minutes

Jan 14, 2025 6:30 PM / Johnny's Pizza

Attendees

Tim Mallien ▾ Mark Alvarez ▾ Brenda Fox ▾ Angie Ishler ▾ Bob Knighton ▾
Jaime Waites ▾ Jonathan Varnell ▾

Absent

Barbara Chitman ▾ Seantell Williams ▾

Call to Order

Jan 16, 2024 6:30 PM

Agenda

General Reports

1. Treasurer's Report
 - Money Market balance as of Dec 24, 2024 : \$32,517.84
 - Checking balance as of Dec 31, 2024 : \$46,394.26
 - 2024 assessments: 228 of 263 payments received to date.
 - 2025 assessments: 82 of 263 payments received to date.
2. Green Belt Update
 - The leaves in the green belt need mulching, will be calling mowers to come out and take care of it.
 - We need to start looking at trimming trees near the swim club and along the Green Belt behind the homes along Tiffin to Galway.
3. President's Report
 - Having trouble getting contractors to call me back about the holes near South Dresden. Will be meeting with Universal Plumbing on Monday
 - I have learned that the Caddo Parish School Board may have tied some of their drainage into our drainage system. Will be getting confirmation from contractor. If confirmed, I will be contacting CPSB requesting records that show us giving them

permission to tie into our system. If none exist, then I will likely involve our lawyer in demanding annual maintenance compensation or their tie in will be permanently cutoff where it connects to our property.

- DOTD indicates that the protected turn signal will be installed at Stratmore and Youree this Spring, but don't have a definite date yet.
- 417 N Dresden Circle has paid their past due assessment in full and their certified check was mailed by our attorney to us. The lien has been canceled. They intend to pay their 2025 annual assessment by the end of the month.
- 318 Wickford has completed their payment plan and their dues are now current.
- Invested in 5 days of police presence after receiving numerous reports of porch pirates and vehicle break ins. While the thieves were not caught, the suspects were identified and information was passed onto to detectives. The off duty officers also ran radar and issued 18 citations for speeding. 15 of them were from residents of our association. We plan on continuing to have off duty officers come out to work different times and issues we are having.

Last Meeting Follow-up

1. None

New Business

1. Updated Policy for 2025 Past Due Assessments

Proposal: Any property that has a past due balance of \$330 will be referred to our attorney for a lien after the 30 demand period has passed. If a payment plan is established in writing, the lien will be placed on hold so long as the plan is being followed.

Discussion: We will communicate with residents the number of demand letters that get sent, number of liens & lawsuits filed, and when balances are paid off. This is to show that we are being good stewards of association funds.

Motion to Accept: Jonathan Varnell ▾

Second: Mark Alvarez ▾

Vote: Unanimous ▾

Status: Approved ▾

2. Asking our attorney to create a template lease with Paloma that will allow all residents who are current on their assessments to avoid paying legal fees for a natural gas lease. If the cost to have such a template made is less than \$1,500 and is easily doable, the board

will pay for this.

Discussion:

Motion to Accept: **Barbara Chitman** ▾

Second: **Jamie Waites** ▾

Vote: **Unanimous** ▾

Status: **Approved** ▾

Neighborhood Guest Questions, Concerns, Issues

1. None

Action Items

1. Continue looking at quotes for speed radar devices for Village Green

Next Meeting

Feb 11, 2025 6:30 PM CST

Meeting Adjournment

Jan 16, 2024 7:30 PM