Tuckaway Creek Condominium Association
Annual Homeowners Meeting
January 19, 2026
(DRAFT)

CALL TO ORDER
The meeting was called to order by President Dawn Wantuch at 6:31 p.m.
Quorum established.

INTRODUCTION OF OWNERS:
President Dawn Wantuch welcomed all homeowners to the meeting and had each introduce themselves.

REVIEW OF MINUTES:
A motion was made to accept the 2025 annual meeting minutes as presented. The motion was seconded and approved.

PRESIDENT'S REPORT:
A. Tree Work— Tree work by Trees No More continued in 2025 to trim/prune the front of residents' condos. This work will continue in 2026 with a focus on the back common areas and budget allowance.
B. Beautification Efforts— Beautification committee completed the clean-up and planting of the 76th Street entrance area. The committee will continue work this spring on the front entrance island. Thank you to this committee for all the labor and effort for this project.
C. Buckthorn— Volunteers worked over several days to eradicate the buckthorn along the south walking path. It was noted that there will be follow-up maintenance to prevent regrowth.
D. Pavers, Curbs, Walkway— Winter weather and plows have been very rough on the roadway. Moss and overgrowth have also taken over parts of the walking path. The paver "humps" in the roadway and south walking path are being looked at for maintenance. Maintenance will be less costly if we can get volunteers to help out. Please consider this when the call for volunteers comes.
E. Budget Review— Dave Cameron presented the 2026 budget to the residents. The 2026 Farmer Insurance $8,000 increase resulted in $15 monthly dues increase, which now equals $280/month or $780/quarter. TCCA will also be contracting with Brookfield Lawn and Landscape for snow and lawn maintenance beginning April 15, 2026. Bluemel will complete their current contract through April 15, 2026. The Brookfield Lawn and Landscape three-year contract represents over $13,000 of savings.

OLD BUSINESS
A. Committee Assignment— Committee signup sheets were passed around for residents to volunteer for a committee if interested. Committee choices were: Beautification, Pool, Grounds, and Building Walk Around.
B. Building Walk Around Items— Maintenance letters were sent out to units identified as needing specific update/repair. Please complete identified maintenance timely, and contact your point person if you have questions. This is important to keep Tuckaway Creek Condominium complex safe, updated, and aesthetically pleasing.

C. Point Person— An updated Point Person contact list will be emailed after it can be updated from today's board of directors' election.
D. Special Assessment— The third annual special assessment of $250 for future roadway work will be due August 1, 2026.

NEW BUSINESS
A resident inquired how to go about making a financial donation for keeping the pool updated. It was recommended to consult an attorney.

ELECTION OF DIRECTORS
Two board positions were open and will be filled by Tom Wesley and Kathy Rice.

The board extended a special thank you to Tim Day for all his years of serving on the board.

ADJOURN
With no further business, the meeting was adjourned at 7:27.

Respectfully submitted,

Sandy Giuliani
TCCA Board Secretary