October 1, 2025 – Turtle Creek 1 Condo Board Meeting Minutes

The meeting was called to order by Lee Ann Bruce at 1:02 PM CDT at Lee Ann & Ron Bruce's condo.

In Attendance: Lee Ann Bruce, Tom Hayne, Dick Witte, and Jim Griffin

Secretary's Report: The June 18, 2025 Board Meeting minutes were reviewed and approved.

Treasurer's Report:

- Operating Account: $ 30,133.08
- Reserve Account: $ 4,322.81
- Total Assets: $ 34,455.89

* NOTE: Amounts above are as of 10/2/25.

- All bills are paid to date, including: New Roofs & Gutters on All Buildings, Grass Cutting, Shrub Trimming, TruGreen Grub Treatment, and 1st 1/3 payment for Painting.
  25% of our Fiscal Year is complete, 42% of budget spent.
- A vote was held to accept the Treasurer's Report & approved.

OLD BUSINESS:

Windows: New window for Unit 1B has been installed & paid 50/50.
Weeds: Ron Bruce has completed applying a weed pre-emergent solution around foliage where appropriate.
Painting: Plans & quotes are being finalized for the exterior painting of buildings 1, 3, 5, & 7 in summer 2025.
Awnings: All awnings have been reinstalled.
Driveway Cracks: Repairs have been completed.
Downspout Extensions: New Downspouts & extensions were installed with the new roofs.
Mudjacking: Only 1 or 2 squares require mudjacking. It is not cost effective at this time.
Woodpecker Holes: Ron Bruce has repaired on Units 1A & 7B.
Roof replacements: New roofs (tear-offs & re-roofing) have been completed.

NEW BUSINESS:

Painting: Exterior painting of buildings 1, 3, 5, & 7 has fallen behind schedule. The painter has been contacted so that we might benefit from this stretch of nice weather.
Damaged Shutter Replacement: The Board will be ordering a few shutters to replace those that are damaged on the buildings with shutters.
Black Plastic Tubing: Ron Bruce has made replacements & taped segments.
Lamp Post Lights: Four (4) of the lamp post lights are not lighting. We have contacted Kane Electric to troubleshoot the failures.
Downspout Extensions: Units 4A and 4B have requested additional downspout extensions to route water safely away from the foundations. A request has been made to the roofing company.

Next Board Meeting: Our next Turtle Creek 1 Board Meeting is scheduled for December 22, 2025 at 1:00 PM CST at Ron & Lee Ann Bruce's condo. As always, all owners are welcome to attend.

The meeting was Adjourned at 2:12 PM CDT.

Respectfully submitted: Jim Griffin – Secretary

Correction: In the June 18, 2025 Board Meeting Minutes it was stated, "New window quotes for Unit 1A are in process." It should have read "… Unit 1B..."