

Tallgrass East Annual Meeting  
November 29<sup>th</sup>, 2005

**1. Welcome and Introductions**

**2. Commons Area Update: - Brett Gaffney**

- Continuation of replacing Bermuda with Fescue - mission “almost” accomplished:
  - Webb Road; spot areas to the north and entire sidewalk-to-wall area to the south
  - Vinegate; east commons area along Vinegate St.
  - Area worked around volleyball court; to be redone in the spring
  - Areas that did not take this fall will be reseeded in spring
  - Area of concern for the future; the soccer field
- Winter ice storm wreaked havoc on our trees. We used up our \$3,000 annual allowance for tree trimming plus another \$2,200 cash to take care of the damage caused. We also removed a large dead Cypress tree from the Fox Run area at a cost of \$900.
- Volleyball pit completed and in use
- Trimmed up walkway from Cranbrook to commons area
- Installed new sprinklers along Webb Rd. from the entrance to the south property line
- Completed first year of a five year contract with our landscape company, Suburban Landscape Management.

**3. Facilities Update: - Calvin Rider**

- The Clubhouse received this year:
  - A new ice maker; an unexpected \$1,100 expense
  - Repairs to perimeter fence
  - Professionally cleaned the furniture in the clubhouse
  - Improved the drainage around the clubhouse
  - A pest control program
- We had the playground equipment painted this year, along with a new layer of play sand.
- We purchase three new picnic tables, as well as a BBQ to use for fall festival and summer events.
- Tennis courts were resurfaced, along with new nets and placing the wind screens up. This will have an approximate 10 year life cycle. The investment for this project was over \$11,000.
- Pool operation got off to a rough start but greatly improved as the summer went along. Thanks to Rhonda Rickert for managing the pool once again. Our contractor, Aquasizers, will again take care of the pool at no rate increase from this year. We feel they are doing a good job for a very fair rate.
- The Pool received a new heater this year, a \$2,300 unexpected expense, along with over \$1,000 of electrical work to the pump room that included repairing the light inside of the pool. We also bought the final ten loungers for the poolside area. Some of the decking around the pool has cracked and needs to be repaired.
- Special thanks to Bill & Diann Faflick for again doing a wonderful job as our clubhouse managers and scheduling all of the events.
- Ceiling in the pool storage area needs to be replaced
- We continued to use a security patrol company in the summer.
- The board still has plans to install a permanent pad with astroturf for the home plate area of the softball diamond. Thanks to Stan Rickert for fixing the fence around the backstop.

**4. Financial Report of the Association: - Trent Hungate**

- 2005 Budget Report
- Accounts receivable position has improved – HOA dues
- Dues to be raised on January 1, 2006; from \$195.00 to \$210.00
- Forecast for 2006

5. **Landscaping Work to the 21<sup>st</sup> Street Entrance: - Alan Deiter**
  - To begin in spring of 2006, we have contracted with Suburban Landscape to bring Tallgrass East a great new look on our main entrance. This is a significant investment in our property that we feel will keep our neighborhood competitive and desirable. The current landscaping at the entrance is in dire need of work, and a total remodel is what the Board has decided upon.
  
6. **Ongoing concerns over Covenants violations: - Brett Gaffney**
  - The most widely abused covenant violations, by far, are:
    - Trash dumpsters not properly stored, covenant 6.13
    - Parking in the street, covenant 6.04 (3)
    - Boats and trailers parked in driveways and lawns, covenant 6.04 (1)
  - Please be diligent in keeping kids and their bicycles off the new tennis courts
  - Vandalism was on the rise this year – the Board will prosecute any known incidents
  - Too many scooters, mini bikes, and four wheelers driven in commons areas
  
7. **Neighborhood Events: - Woody Goodvin**
  - Easter Egg Hunt - well over 100 children participated this year
  - 4<sup>th</sup> of July Fireman's Bike Parade & Watermelon feed - again, roughly 125 to 150 participants
  - Annual Tallgrass East Garage Sale was again a success
  - Fall Festival - estimated over 300 residents enjoyed at least part of the 2005 Fall Festival. All events were very well attended and enjoyed.
  - We had three Adult Swim Nights in 2005 – they are getting very popular
  - Neighborhood Directory was updated and distributed this fall.
  
8. **Update on area developments around Tallgrass East: - Dennis Brock**
  - Installation of new wall around SW perimeter of development by Slawson. This area is zoned for mixed use development, meaning shopping & retail, offices, or a combination of both.
  - New surgical center/ medical complex (for spinal injuries) going in north of Windemere. They are also installing a cement perimeter wall on the northwest end of our neighborhood. Six foot wall will be done in approximately 2-4 weeks. It is being built 10 feet north of our property line.
  
9. **Off Agenda Items from Residents – Question and Comments**
  
10. **Elections for the 2006 Tallgrass East Board: - Brett Gaffney**
  - 2005-2006 – Woody Goodvin, Trent Hungate, and Calvin Rider; each have one year remaining on their terms
  - 2004-2005 – Brett Gaffney, Alan Deiter, Rick Beckler, and Dennis Brock are up for renewal. Both Rick and Dennis wish not to renew as board members, and we should all thank them for their hard work and wonderful service to our neighborhood.
  - 4 Open Terms for 2 years
  - Board nominees to this point are:
    - Brett Gaffney, current President, 2408 N. Stoneybrook
    - Alan Deiter, current Architecture Chair, 2315 N. Stoneybrook
    - Lisa Bowser, nominee, 2409 Lindberg
    - Mark Deiter, nominee, 2435 Vinegate Court