

THURSTON GROVE HOA
BOD MEETING
June 26, 2025

Meeting Minutes

DATE: June 26, 2025
TIME: 6:00 PM
LOCATION: Seminole Rec Center – 210B

AGENDA

1. Roll Call: 6:00 All board members present
2. Approval Of Minutes: Waived reading of the minutes
3. Officer's Report
 - Joan Littlefield/Treasurer:
 - a) CDs expiring soon; need to address before expiration date.
 - b) Landscape refresh at Ridge entrance to be paid from Reserves
 - c) Homeowners can request annual financials; privacy details such as who's delinquent on fees will not be released.
 - Janet Dent/Secretary
 - a) Website being updated and corrected
 - b) Board preparing to update CC&Rs and DR Manual; membership vote required for final approval
4. Manager's Report
 - Utility boxes will be filled with dirt then sod added.
 - Violation letters: 19 sent in April; 14 in May; 25 in June - 19 were first-time friendly reminders, 5 were second notices, and 1 was final notice.
 - a) Landscape issues, dirty roofs, and stained sidewalks main issues
 - Frontier/Fios coming to Thurston Groves; work should begin soon
 - Fertilizing to be addressed closer to October; only hired company can apply fertilizer; strict rules protect retention pond
 - Algae bloom treated; new pump installed for pond fountain; both now under warranty
 - Francisco works Ridge Rd changes Saturdays only; all utility lines marked so digging can begin
 - Budget workshop scheduled 12 November at 6pm
5. New Business (not covered in Manager's Report)
 - Francisco Landscaping

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- a) Updates on Ridge Road – Replacing overgrown hollies with sod; dying Robelines replaced with Ti plants (Cordyline fruticose)
- Duke contract under review
 - a) New light proposal results in minimal savings
 - b) Reviewing post options and requesting amber vs white lights
- Community Violations
 - a) If homeowner can't fix violation in 30 days, call Brett and explain
- Design Review Board.
 - a) Owners not submitting DRB requests; why? Lack of awareness, precedent, personal choice?
 - b) Brett sending resident mail and email blast with Newsletter, DRB application, and reminder of CC&R requirements to request approval before work begins
 - c) Brett will call and send friendly reminder letter for ongoing work without DRB approval
- 6. Open discussion
 - Mr Hassan still concerned with neighbor's actions; board recommended installing a fence
 - Jim Kiefer suggests sanding/painting mailboxes; last done Oct/Nov 2021
 - Open access to pond is through easements; Brett will check each to make sure there's access
- 7. Adjournment 7:35