

7th Tee HOA Board Meeting July 29, 2026

7pm - Held at Wild Campbell Residence

Attendees

Bruce, Rollie, Michael, Amy, Kathleen, Wes, John

Agenda

HOA Finances:

Approximately \$29,000 in cash on hand. Insurance payment of \$9,500 will be made in August.

Landscape:

Tree service in July cost \$2,160. Request to plant trees near SW and NE corners of property.

Sprinkler system repair in July: \$7,021.84, after paying \$1,486.78 in June. More repairs needed?

Lawns: Starting to recover now that it's watered regularly. Days and hours?

Authorize cutting, aeration, and fertilization? Nick Boisvert proposal.

Some areas will be slow to recover, if at all, and might need re-seeding. HOA could consider replacing grass with rock, wildflowers, or drought-resistant plants – would require identifying areas, having clear plans, knowing who will do the work, and having the funds to pay for it.

Grubworms appear to be a concern in the brown grass areas and may need treatment

Discussion of grass areas and alternatives and tree replacement

Remaining items for Krueger action discussed

Landscape enhancement and maintenance by individual members:

Proposed policy:

For decades, individual HOA members have been able to seek permission from the Board to improve common areas, especially areas near front doors and decks, with the addition of plants and artwork. Nearly every HOA member has made such requests. The Board has rarely declined these requests, with the understanding that the individual member would be responsible for the maintenance of those improvements to enhance the attractiveness of the HOA.

Proposed declaration: The Board of the Seventh Tee Townhouse Association officially reaffirms that all previous efforts by members to improve common areas by plantings and art installation have been and remain approved. The Board reiterates its request for individual members to notify the Board of plans to enhance common areas. A form for “HOA Request of Approval” on the HOA website provides a template for such requests.

Moved by Bruce - Second - Amy

Unanimously approved

Michael will meet with Nick on landscape issues and order a first mowing.

Identifying specific landscape projects and costs will be developed and prioritized according to available funds during the rest of the year.

Mtg adjourned at 8:15