

Troon Homeowners Board Meeting  
March 20, 2025

Meeting called to order at 3:00 pm; Kelly welcomed residents and board members

Present - Kelly Loy, Art Potter, Diane Still, Eddie Douglas, Troon residents

Minutes/Treasurer's Report - Motion by Art seconded by Kelly to approve February minutes, board approved; board reviewed financial report and budget amendment, motion by Diane seconded by Kelly to approve financial report and amended budget; board approved

Mulloy Report - Eddie reported all maintenance tickets were completed other than the stucco repairs; he reported Terminix had treated clubhouse and will contact them regarding termite protection for exterior of all other buildings

Roofing Update - Over half of the money needed for the roof project is currently available; roofer will begin on Monday, March 24th with two buildings per week, clubhouse and buildings in the front will be on the schedule first in order to complete before pool opens, all buildings are scheduled to be completed by mid to late May; residents were reminded all assessments are due by May 1 with a 10% fee compounded monthly for payments after May 1

Pool Update - A new pool gate latch has been installed, it has a separate key and will be unlocked by a pool committee member each morning at 8:00 am and then locked again at 10:00 pm. It will be unlocked all day but the gate MUST BE KEPT CLOSED during the day to avoid Health Dept. violation. A spare key is hanging in the back room on a large chain in case entrance to the gate is needed outside of open hours. Please return the key after use. The pool requires testing 4 times each day so we are looking for volunteers. Please contact Charlene Simmons at 502-807-0708 or email [vc Simmons521@gmail.com](mailto:vc Simmons521@gmail.com) if you are willing to help. A brief test training will be provided.

Mole Issues - Community is taking a two-prong approach to mole problems by treating for grubs and setting mole traps where active mole paths are identified; traps will be set by Russ Ray at a significant savings to the community.

Insurance bids - Board reviewed several insurance bids for the community. Currently, the best bid is a policy from Erie submitted by English Insurance Group at a cost of \$78,733. This is inline with the cost included in the current budget. Additional bids are expected and will be reviewed. It was also mentioned that additional bids can be obtained after the new roofs are completed. The board will revisit insurance bids again at that time.

Pavement Bids - Patti and David met with three pavement companies to discuss the condition of Troon pavement and cost to replace. We were advised our pavement may have a life expectancy of 2 to 2 ½ years at most. The best cost for milling (tearing up the old pavement) and repaving came from Riverside Pavement at \$530,000. This cost will most likely increase by the time Troon is ready to repave. Pavement discussion will continue over the next year to determine the best way for the community to proceed with the cost of repaving when needed.

Landscaping Bids - Our landscape committee received multiple bids for our monthly landscaping, mulching, erosion repair and snow removal. After reviewing the bids, the board unanimously agreed that our current contractor, Earthcare, has the most affordable plan. However, the board and the landscaping committee plan to meet with the owner, Cody, to discuss specific concerns regarding landscaping care. Residents are encouraged to contact Patti or David Coomes with any issues that need to be brought to the landscaper's attention. A separate email was sent to residents regarding this.

Committee Reports and Projects

**Landscaping** - (See above) **Pool/Clubhouse** - Five upcoming clubhouse rentals, need pool testers (see above)

**Maintenance** - Multiple gutter repairs, team plans to inspect all buildings this spring and make repairs as needed

Comments from Residents - Barb Temple shared cost of window replacement from Instaglass - \$375 for one double hung window, \$750 for a pair, \$1425 for large half circle window. She was pleased with their service and quality. Required proof of homeowner's insurance for interior was discussed. Article V Section 7 of the by-laws require all residents to obtain interior homeowner's insurance with a minimum of \$100,000 liability. A separate email will be sent requesting Certificate of Insurance to be submitted and kept on file at Troon.

Meeting was adjourned at 4:30 Next meeting is scheduled for April 17 at 3:00 PM.