

Troon Homeowners Board Meeting
February 20, 2025

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

Present - Kelly Loy, Phil Teta, Richard Siegel, Art Potter, Diane Still, Eddie Douglas, Troon residents

Minutes/Treasurer's Report - Motion by Kelly seconded by Art to approve January minutes, board approved; Richard reviewed financial report, motion by Diane seconded by Phil to approve financial report; board approved

Mulloy Report - Eddie will check with maintenance team to closeout work tickets and provide report to the board

Contract Review

Garbage - Eddie informed board the Waste Management contract is a 3-year continuing contract but it can be cancelled with a 90-day notice; board asked Eddie to get bids from Rumpke, Eco and Republic to compare with Waste Management contract; residents can contact companies regarding individual recycling options

Insurance - Eddie has received one bid for insurance and is pursuing others; Art has contacted several companies to supply bids for Troon insurance; board will revisit this in March before April due date

Landscaping - Patti Coomes (landscaping committee chair) has contacted several companies regarding landscaping needs including mowing, fertilizing, snow removal, mulch and will report back to the board next month for follow-up and possible contract approvals

Pool - Current contract through September 2025 is with Kentuckiana Pool Management; Kelly asked Eddie to get additional bids from pool companies to compare for next year pool management needs

Roofing Update - Richard reported approximately 25% of roof assessments have been collected, board thanked those who have already sent in assessment and reminded of May 1 due date with late fees incurred after May 1; Kelly shared multiple reports of leaking roofs with temporary fixes by Redemption until new roofs can be replaced; community was informed previous roofer is charging to come out and inspect warranty roofs at a cost of \$295 and has informed Mulloy to use alternate roof inspection process; new roof installations will begin as soon as weather permits and assessments have been collected

Committee Reports and Projects

Landscaping reported as listed above as well as working on getting estimates for future road repairs; Clubhouse/Pool reported on clubhouse rentals and possible repainting of faded pool tables to match the pool chairs/lounges; board approved with suggestion of involving other teams (maintenance, landscaping)

Maintenance reported multiple repairs throughout the community including reattaching downspouts/straps, reattaching gutter elbows replacing pump room locks, and minor mortar repair; additional work such as straightening crooked mailboxes will be addressed when the weather allows

Pool Hours/Latch - Discussion regarding new pool hours to be 8:00 am - 10:00 pm with the understanding that "Quiet Time" will be observed after 9:00 pm around the pool; motion by Kelly and second by Diane to approve recommended hours, board approved; a new "plunger" latch will be installed allowing the gate to remain closed at all times but easily accessed by adults throughout the day without having to use a key; gate will be locked from 10:00 pm - 8:00 am each day for safety and security

Water Leak - The water leak detected at building 32 has been repaired; the board agreed to send the monthly water/sewage usage report to residents so everyone can help keep an eye on future problems

Directory/Website Update - Jane Woods (website manager) has updated the webpage, residents are encouraged to share any additional community updates with her including Clubhouse rentals which are posted on the calendar tab; Diane sent an updated Troon directory to all residents and asked for everyone to review their information and contact if corrections need to be made

Comments from Residents - Barb Temple shared information regarding window replacement and will provide additional information later; other comments from residents were shared and addressed by the board

Meeting was adjourned at 4:10 Next meeting is scheduled for March 20 at 3:00 PM.