

Meeting Minutes - TMECA

Location: Lazy Hiker
Date: August 11, 2026
Time: 5:00 PM

Attendance

Board Members: Preston Hays, Mary Stein-Ferrer, Colin Lyons, Cindy Bennett, Gwynn Lindler
Visitors: Sherry Hays, Tirso Ferrer, Paul Bennett, Jeff Baker

Agenda Items

President's Report-Preston:

- Melendez has begun working on patching. The work will be completed in phases.
- The HOA will replace gravel at Tori's drive where several repeated water breaks occurred.
- The pressure reducing valve on Trimont Mountain Trail is malfunctioning, contributing to repeated water line breaks. A new pressure reducing valve has been purchased and will be replaced later this week.
- Preston again proposes having a common phone with a number that can be posted to the neighborhood; to be shared among board members that spreads the responsibility of receiving phone calls for questions and issue that arise in the neighborhood. No decision was made.

Treasurer Report-Mary:

- Norm Abdullah's land is undeveloped with no need of water. At his request, Preston will remove the meter, but it is pending. Mr. Abdullah will not receive a water bill next year.
- Mr. Bollinger has not responded to the board in regard to a settlement offer.
- Mr. Laduron has not responded to notifications and requests for payment. Mary asked to authorize an attorney letter. Preston said to include additional notifications in invoice before using the attorney.
- Mary asked and received approval of board to send letter through attorney to the bank that has foreclosed on the Lampl property, with request for payment of past due bills.
- Mary and Cindy will work together on preparing the notifications for the annual meeting.

EAP Update-Gwynn:

- EAP proposal from Garner Engineering was accepted. Gwynn will follow up with Garner, requesting that the work begin after the 2027 budget is approved at the annual meeting. Gwynn made a list of questions from the board for Mr. Garner.

Board Changes:

- Jeff Baker joined the board as director at large.
- Gwynn accepted the board position of secretary.
- Tori Oakowsky confirmed to Gwynn that she remain as a member at large.
- Tim Patton has resigned from the board.

Other Business:

- Sherry Hays will continue to moderate the website, Facebook page, and communications.
- Tirso Ferrer will assist when available with water issues and with improving the mapping of the water system.
- Tirso noted that the gravel lane to 733 Woodland Hts. drains poorly down to the approach at Woodland Heights, washing out the gravel and undermining the edge of Woodland Heights. He requested that Melendez provide a quote for extending the paving from Woodland Heights into the gravel road and improving the drainage at the road edges.

The meeting adjourned at 5:50.