

TIERRA OAKS ESTATES HOMEOWNERS' ASSOCIATION

Board Meeting: Tuesday, April 21st, 2026

Location: Tierra Oaks Golf Club, Redding or via ZOOM

MINUTES

1. Called to Order at 4:00 p.m.
2. **Board members present:** Donnie Zahner, Mike Collins, Wendy Pelote, JohnHenry Giddings and Brian Salado. Manager Monica Gale present and taking minutes.
3. Member Comments:
4. Approval of Minutes- From February 17, 2026 M/S/P
5. President's Comments- Donnie Z. – Its weed abatement time. Manager to work with JohnHenry and take over management of lot clearing efforts. Thank you Pat for many years of diligent attention to fire safety.
6. Review & Approval of Financial Statements - As of March 31, 2026, the operating account had \$86,561 and reserves had \$537,737 mostly invested in CDs and an annuity. Spending so far this fiscal year is \$7,200 under budget but the summer months will have higher expenses in water etc.
 - a. LPL Statements were provided to the Board showing investment returns.
7. **REPORTS:**
 - a) Architectural Review (includes Landscaping/ Maintenance): Pat M. Report provided to Board. .5 homes under construction.
 - b) Fire safety & Prevention: Bill C.- Had a meeting with Goosehead Insurance who currently insures 30 – 40% of homes in TO. It is essential to improve the fire exit on Palermo by paving the exit to at least 16 feet wide. The Owner of that land indicated she is willing to pay for the improvement (subject to bids and confirmation). Discussion of whether engineering is needed. **Motion to cover any expense for engineering the fire exit road, not to exceed \$2500.00 M/S/P**
 - a. Motion to obtain a quote for asphalt road and to get preliminary agreement from landowner. Then move forward on plans for up to \$78K in road work for 2026. M/S/P
 - b. Also, a fence was torn down on the land north of the driving range. Manager to send a letter to the owner asking that they secure the property for fire safety purposes.
 - c) Roads/Street Report: ~ Marcus P.- Roads are in good shape. The original 5-year plan provided for \$757K in road work. To date, we've spent \$641K. Sealing is needed to preserve the roads.
 - a. Bid from VSS for a double seal coat at the entrance after gate loop is done. Proposal for \$78K for road work in 2026. **Tabled until info is available on the new fire road.**
 - d) Parking & Compliance: Wendy Pelote- One home had a dumpster for a couple days, but community is in compliance.
 - e) Website maintenance: KD Markovich- no report

- f) Financial Investments Review- Statements provided.
- g) Real Estate Report- Brian S.- 3 homes are listed for sale plus 9 lots which range from \$45K to \$125K. Home building costs range around \$500 per sqft.
- h) Playground & Sports Court- Mike Collins- Sun sails will be installed again in May. Discussion about privacy screens to block off playground. **The board rescinds the earlier motion to buy and install privacy screens due to safety concerns and owner input. M/S/P**
- i) Managers' Report- Monica G.-
 - a. Delinquent accounts- all owners are paid in full but one, who is now in collection. Amount due is \$1700.
 - b. Task list provided to board.

8. UNFINISHED BUSINESS:

- a. Survey questions for amending ARC rules- detached garages- JohnHenry- Discussion about amending the ARC rules to allow for detached garages. Is side entry mandatory? Section 3.2.7 will be edited by Heather Kim Giddings and the Board can review at the Annual Members Meeting in October.

9. NEW BUSINESS:

- a. Golf Cart cards re entering TO Residential area- The golf course is not open to paying for the cards for each cart. **Motion to approve up to \$1600 for the cards and plastic holders to mount on all carts. M/S/P**
- b. Road work plans for 2026- Bids to consider? See 7c above.
- c. Gate sensors – work ordered but not scheduled yet.

Next meeting will be June 16th.
Adjourned at 6:15 p.m.