

Apr 2026 TRC Meeting Notes

April 16, 2026

Meeting began at 7:06

No meeting in March due to conflicting board member schedules; necessary communications had by email.

- Board members present: Greg Locke, Harriet Bowden, Amy Boles
- Maintenance committee present: Chris Pracheil, Andrew Campbell, Emily Zeller
- Park committee present: Clark Lester

Action Items from Feb meeting

- Greg will check whether just water can be turned off and later turned back on with KUB and if so, costs associated (need to keep electrical on for heater in maintenance room) - not done;
 - Action item will do tomorrow -
- Greg will complete comparison of higher-interest options for funds.
 - Info obtained: Century Bank at 5% CDs; will find out more about term lengths (action item)
- Andrew will come up with an action item to address and likely remove water fountain (if that doesn't cause a bigger issue).
 - Clark has removed it. There was no water running to it.
- Daine will reach out to Woodcocks to put possible use of sprayer to paint under-side of the roof on their radar
 - Done. Likely can be used/they can help set up and clean up. Can't use oil-based. New Action item: Chris will verify whether another paint will be OK to use where there may be overspray on the oil-based paint
- Daine will set up registration and send out to pool board for review.
 - done
- Daine will start the google doc for RFPs for mowing, weed-eating, etc. and send out with list of requirements to compete by email before the next meeting.
 - Not done. More to come
- Chris & Andrew: work on quotes for (1) re-surfacing pool interior, and (2) installing french drain to alleviate pressure on the pool on the poolhouse side (french drain). These should include a list of exactly what is to be done.
 - Chris: got measurements and reached out to one concrete cutting company, since #2 needs to be done first. Will follow up. He and Andrew They have a plan laid out.
- Whole board: review form by Saturday.
 - done
- Daine: review wording of membership options
 - done
- Daine (ongoing): work on list of duties both explicit and hidden of president
 - ongoing
- Harriet: post minutes from this meeting after finalized
 - done

Park

Mowing - RFP list not done, Needs a mow, but would like to settle for the season

- Action item: Clark will draft RFP, to include weed eating.

Mulch:

- Action item: Greg will let Mr Ogle know where to put mulch (half near picnic tables, half near playground; any extra on the hillside)

Fountain removal - done

Hillside along the drive: going to leave without mulch, and just weed-eat large weeds

Tree down:

- Chris and Andrew will loan chainsaw and Clark, Chris & Andrew will coordinate to remove

Driveway needs attention:

- Get crusher run, Andrew's brother might be able to compact it
- Action item: Emily will follow up on crusher run; Chris can be consulted. We think 1 truckload will be enough. Andrew's brother may provide quote to do compacting work

Chemicals

Report from Clark/quote

- Got quote from Earthadelic: \$1866 for everything on list provided by Chris (at cost).
- Chris/Clark will confirm list is complete and OK the purchase.
- Requested that we will comp the family membership for Aaron Daggy as he's provided these to us for two years at cost. Approved

Chemicals will need to be picked up.

- Amy will coordinate, with Emily. Need chemicals here no later than May 10.

Neighborhood groups

TNA shed:

- Daine will reach out to TNA to remind them to put lock on shed and paint it (Clark will pass on message)

Report from on grants (from Allison, via Clark):

- Grant applications complete for the year (related to basketball court and parking blocks).

TRC, TNA, and TCC met.

- Steve Smith is sending a letter to KUB requesting formal removal of Timbercrest land from consideration for pipeline. No actions for TRC

Events

Any upcoming?

- None we are aware of

Maintenance

Quote report outs.

- Action item: Chris will have a quote ready in 2 weeks for concrete work at least, possibly for pool resurfacing

Re-paint restroom block walls, shed

- Colors:
 - Shed: same green
 - Walls: blue, maybe closer to royal blue.
 - Roof underside: Brown
- Target painting date: April 25 @ 9:00 (Sat May 2 = rain date).

Opening plan: Chris and Andrew.

- May Day (May1): start draining and then clean over a couple of days.
- Paint Sunday afternoon the 3rd (about 10 people). Cure till the 10th. Fill from there (takes about 3 days) then chemical it up sometime around the 16th.
- May 10 weekend would be good for putting out furniture, etc.

Greg will purchase: (Action item)

- Blue (4 gallons) for walls - possibly a darker royal blue, like the tables.
- Brown (1 gallon)
- Pool paint: 10 gallons of ocean blue; 1 gallon black (Chris and Andrew will check info from what's in the shed).

Valve replacement

- Action item: Greg to order support
- Maintenance committee will need to change, on a weekend. They will coordinate.

Opening

Planned pre-opening thank you party for volunteers and donors: May 21 (Thurs before Memorial day)

- Greg will plan the party (pizza, drinks, cookies, coke)
- Harriet will make an RSVP form.

Planned date for all members: May 22.

Paperwork

Permit

- Greg has renewed. Harriet will file.

Insurance due in June. Good idea to begin the process soon.

- Harriet will follow up.

Any other paperwork due in April/May? None.

Membership

Non-resident registration window opened March 1. Closes May 1

Membership report:

- 38 applications so far on Square; Greg has 40 so far, with 4 new members

Possible new form via Google forms:

- Harriet will test and hopes to have ready by May 1
- Must preserve (i.e. via PDF) forms as submitted; this will also be tested.

Financial

Account report.

- March balance approx \$43,231.58

Higher interest account report

- 5% as CD. Perhaps a 12-month term

Action item: Harriet will look up info on taxes for businesses operating as a non-profit and current interest rates at Ally, SoFi, etc and send to Greg

Donations

Ask for investment money to build funds to re-surface pool interior - Daine gave bullet points to Allison. Letter to come once we have more information on cost, at least for concrete and possibly for pool resurfacing

Volunteers

Any improvements to incentives or organization? Not at present

Concerns

Any foreseeable concerns we should get ahead of?

Delegation where possible (scheduling, etc.) to remove Daine as the point of failure. Still maintain conflict mitigation and communication responsibilities. Harriet will schedule meetings.

Volunteer schedule for summer

- Amy will email us for availability and work on schedule for Volunteer Board and Maintenance committee
- Will pair board member & maintenance member each week, with combo of new and experienced members, and Chris and Andrew scheduled not back-to-back.

Does TNA need keys to access shed:

- Action item: Chris will get key copied for TNA and give to Allison.

Next meeting

Planned for May 15, 6 p.m.. Harriet will send out reminder.

What topics must we discuss at the May meeting? This will be crunch time prior to planned opening date.

Open floor

Sergeant pepperoni's wants to give \$500 worth of gift cards and get a family membership in exchange. Approved.

Meeting adjourned at 8:30 p.m.

Action item summary from April meeting:

Greg:

- Check whether just water can be turned off and later turned back on with KUB and if so, costs associated (need to keep electrical on for heater in maintenance room)
- Complete comparison of higher-interest options for funds.

- Let Mr. Ogle know where to put mulch (half near picnic tables, half near playground; any extra on the hillside)
- Purchase paint & supplies
 - Blue (4 gallons) for walls - possibly a darker royal blue, like the tables.
 - Brown (1 gallon)
 - Pool paint: 10 gallons of ocean blue; 1 gallon black (Chris and Andrew will check info from what's in the shed).
- Purchase support for valve/pool house

Maintenance committee:

- Coordinate spider valve replacement

Chris & Andrew:

- work on quotes for (1) re-surfacing pool interior, and (2) installing french drain to alleviate pressure on the pool on the poolhouse side (french drain). These should include a list of exactly what is to be done.
- Chris: make copy of key for TNA and give to Allison
- Chris will verify whether another paint will be OK to use where there may be overspray on the oil-based paint
- Chris/Clark will confirm chemical list is complete and OK the purchase.

Emily:

- Follow up on crusher run; Chris can be consulted. We think 1 truckload will be enough. Andrew's brother may provide quote to do compacting work
- Coordinate with Amy on chemical pick-up; need by May 10

Clark:

- Draft RFP for mowing, to include weed eating.
- Chris/Clark will confirm chemical list is complete and OK the purchase.
- Coordinate with Chris and Andrew to borrow chainsaw and remove downed tree

Amy:

- Work on coordinating volunteers for opening
- Coordinate chemical pick-up; need by May 10
- Email us for availability and work on schedule for Volunteer board & maintenance committee members
 - Will pair board member & maintenance member each week, with combo of new and experienced members, and Chris and Andrew scheduled not back-to-back.

Harriet:

- Post minutes once finalized/approved
- Follow up on insurance
- Look up info on taxes for businesses operating as a non-profit and current interest rates at Ally, SoFi, etc and send to Greg
- Harriet will test new form and hopes to have ready by May 1
- Next meeting: May 15, 6 pm. Harriet will send out reminder.

Future Business

501(c)3 status for TRC needs to be renewed

- Claim park maintenance
- Claim mission of conservation of natural space
- Grants for park for workout equipment

- Chris Pracheil, Steve Smith, Brenda Prachiel, Matt Feno
- This idea needs a champion
- Previously the TRC approved a \$1000 budget for lawyer fees
- Needs follow up from Daine

Set up rolling investments with the pool savings.

Evaluate the number of guest passes that have been used throughout the season, as well as ask in the annual survey if an incentive program would be more enticing.

- Raffle off sometime
- Volunteer hours
- Fall discussion

Website replacement. Daine would like to hand this off to someone else.

TNA Shed painting in spring

Wall drain weep holes. Should drill in April-May