

TSEHA Annual Neighborhood Meeting Minutes

Dec 2, 2025 7:00 PM Agudath Achim Synagogue

Number of Neighborhood Attendees

5

Number of Proxy Attendees

40

Board Members Present

Tim Mallien ▾ Mark Alvarez ▾ Emily Dabbs ▾ Brenda Fox ▾ Latasha Harris ▾
Bob Knighton ▾ Seantell Williams ▾ Jonathan Varnell ▾

Board Members Absent

Brian Stier ▾

Call to Order

Dec 2, 2025 7:00 PM

Agenda

Old Business

1. [Approval of Last Year's Annual Meeting Minutes](#)

Motion: **Tim Mallien** ▾

Second: **Jonathan Varnell** ▾

Motion Approved **Yes** ▾

2. [Approval of 2026 Budget](#)

Motion: Mr. Blakeney

Second: Mr. Spurlock

Motion Approved **Yes** ▾

3. Nomination & Induction of 2026 Board Members

President: Tim Mallien

Secretary: Emily Dabbs

Treasurer: Mark Alvarez

Members: Jonathan Varnell, Bob Knighton, Seantell Williams, Brenda Fox, Brian Stier,
Latasha Harris

Motion to accept: Mrs. Knighton

Second: Mr. Spurlock

Motion Approved Yes

Recap of 2025

1. Repairing the sink hole that formed due to a break in the drainage lines near Dresden
2. Getting SWEPCO to permanently fix all of the lights on the green belt
3. Trimming the trees along the length of the green belt, with a plan for additional trimming along the homes that back up to Coventry and Kenshire Courts
4. Settling numerous assessments that were years overdue.
5. Working with University Elementary to prevent non-residents from using our property at the gate.
6. Worked with DOTD to get a protected left turn signal from the northbound lanes at Stratmore and Youree Drive over the summer
7. Filed two lawsuits to recover a combined 30+ years of past due assessments
8. New Board Member needed to replace Jonathan who will be moving out of the neighborhood, but will stay on until their house sells

Projects in the works

1. Continued long term maintenance projects in the Green Belt
2. Painting and cleaning the signs at the entrances of the neighborhood.
3. Additional liens on properties who owe more than 3 years worth of dues.

Q & A / Suggestions / Ideas from the Community

1. Keeping the pressure on the city about blighted properties, illegally parked vehicles, and speeding

Time Meeting Adjourned

Dec 5, 2023 8:00 PM

Proposed 2026 Budget - **Approved** ▾

*** Proposed assessments for 2026 are **\$110.00** per lot. ***

All assessments are due by January 31, 2026.

Assessments not received within 30 days of the due date will be considered late.

2026 Proposed Budget

Income

Revenue

| | |
|----------------------------|--------------|
| Dues: 263 Lots at \$110.00 | \$ 28,930.00 |
| Interest & Other Income | \$ 0.00 |

Cash in from Maintenance Reserve

| | |
|-------------|-------------|
| Contingency | \$35,220.00 |
|-------------|-------------|

Total Income

\$64,150.00

Expenditures

Operating Budget

| | |
|-------------------------|--------------------|
| Accounting | \$1000.00 |
| Annual Meeting | \$500.00 |
| Attorney / Court Filing | \$5,000.00 |
| Bank Fees | \$100.00 |
| BOD Expenses | \$1,000.00 |
| Insurance | \$10,000.00 |
| Income Tax | \$5,000.00 |
| Maintenance | \$30,000.00 |
| Miscellaneous | \$1,000.00 |
| Post Office Box | \$250.00 |
| Postage | \$500.00 |
| Printing | \$2,000.00 |
| Property Tax | \$300.00 |
| Seasonal Events | \$2,000.00 |
| Supplies, Office | \$500.00 |
| Utilities | \$2,000.00 |
| Website / IT | <u>\$3,000.00</u> |
| Total Expenses | \$64,150.00 |