

TVHA Quarterly Board Meeting Agenda
December 8, 2025
(published to community 11/24/25)

Call to order and preliminary matters

Determine Quorum, Approve Agenda, Approve Minutes (September Board Meeting)

Introduce board and welcome residents

Community comment opportunity – new procedure mandated as of 1/1/2026

Officer and committee reports

President (Accomplished: Fall social, Greeter packet, Accountant meeting, Presidents' meetings. In Process: TVHA history, Ponds research, Reserve study prep)

VP & VMC (LCA application updated, VMC tab updated, Projects completed since September, Remaining projects and priorities)

Treasurer (Accomplished: Electronic access Kitsap, Edward Jones, Budget status)

Secretary (New homeowners greeted)

ARC (Application(s) submitted/approved, committee page on website status)

Old Business

Remote access to meetings – March meeting, one or two board members by phone

RCW 64.90 -- will address under new business (specific proposal)

Ongoing/deferred projects

New Business

Pond Steward – appointment, key transfer, funding for initial study

Budget & Annual Meeting Planning –

Schedule (March preliminary; mid-April approve, prep for annual meeting);

Components (assign board member tasks)

Historical Budget & Actual Expenses

Reserve Study – abbreviated version for this year? (not budgeted)

RCW 64.90 – Update; Important Notice (currently draft)– review/vote on publication

Other from Floor

Executive Session -- Homeowner Compliance Issues

Next Quarterly Meeting: March 8, 2025, 5:30 p.m.

Adjournment