

Torrey Pines Annual HOA Meeting
5.11.2026

Board Attendance:

Michael Classen - President
Bryan Stavneak - Vice President
Jen Johnson - Community Relations
Christy Kofoed – Treasurer & Web Master
John Gocken - Secretary
Abby Blair-Sage Property Manager for TPHOA

Call to Order – Mike called to order at 7:00pm, with a Second approval by Andy Allen

Introduction:

The Board and Sage Property Management handled introductions

Purpose of HOA:

Abby discussed the purpose of the HOA and the partnership between TPHOA and Sage. With the main goal to keep the neighborhood beautiful and prevent deterioration of property values, by also upholding our governing covenants and bylaws.

Financial Review:

Sage is handled the complete property management including financials.
Total budget for 2025 forecasted at \$17,973 however expenses came in at \$29,282.
unexpected tree trimming and removal due to City Mandate was big budget issue on Islands on 153rd street. New Mulch 2025 was a large expense, along with Property management expense, liability insurance and unexpected legal expenses.
We need to stay in the black, and need to have at least a 30% reserve which is average for most HOA's.
We are Switching from International Lawns (Uriel) to GM Lawns who is our Christmas lights Vendor, due to Uriel no longer being in business, this is also an increased expense.

Legal Review:

Abby shared with the Association that the HOA is in active litigation; but cannot speak on the details right now. Our HOA and Board Liability Insurance may cover most of the costs, however there will be some upfront costs but hopefully the Insurance will reimburse at a later date. Abby mentioned that we will budget and plan for worst, but hope for the pleasantly surprised. We will share more when you can, but at this time we are very limited in sharing details.

Special assessment and HOA dues for 2027:

We know that we will need to invoke a Special Assessment to handle the unexpected legal expenses that were not budgeted for. The amount is still being reviewed and will be shared with the Association as soon as possible, with a tentative due date will be August. We do anticipate that we will also have an increase in the dues for 2027, again to stay ahead of the legal expenses.

Questions from Residents:

A lot of homeowners are upset about the lack of Lawn upkeep, with many property owners not taking care of their lawns at all. It's Sage's responsibility to inspect and assess fines for residents. Residents can email complaints to Sage, using this [Report a Violation](#). When submitting these reports, it is extremely helpful to include pictures!

Are there renters in the neighborhood? No, there was one but it is believed that house has been sold.

There are a lot of houses that don't keep up their yards, what are the requirements ? Default to city ordinance and homeowners do need to keep the property up, including dead yards.

Directory, we used to have online directory but we don't have anything? Neighbors would really like to have a way to contact homeowners for safety purposes (like garage doors being left open or missing dogs, etc.). We could look into doing an Excel spread sheet, or some kind of directory. Free option, or email it out.

With out going into too much about it can we discuss the legal case? Abby reaffirmed that we could not discuss any part of it at this time.

What is the policy on Yard Signs? With regards to construction or remodeling etc. they are allowed to have a sign in the yard, only while they are performing that work. Outside of that it gets a slippery slope; kid graduation, political, business etc.

House had a large loud party on Easter? The Police were called, and noise complaint shut music off 45 minutes later.

Widening of 156th street? Ted Thomson shared with us the early notes he had from attending the City's meeting on this, including that Spaulding will get round about as well as Butler Street, he will share the next updates he gets so we can post on our FB and Nextdoor pages.

Mike closed out the meeting and adjourned at 7:36pm, with an approved second by Tom Peal.