

ELIZABETH TOWNES BOARD MEETING

Minutes of 04/21/2011

- I. Meeting called to order at 7:28 PM.
Ladonna Walden, Jim Cannon, Pat Hedrick, John Picinich, Gordon Cole and Joe Magnaghi in attendance.
Toby Frye with Solid Rock Management was also in attendance.
- II. Action Between Meetings:
 - A. Purchase and distribution of Pine Needles was approved via e-mail between meetings with all in favor.
- III. March 2011 minutes approved with all board members in favor.
- IV. Treasurer Report:
 - A. John reported on financials with all board members in attendance. Elizabeth Townes Profit and Loss at the end of March is \$32,009.33 which includes CD's. Treasurer recommended a transfer in the amount of \$5,000.00 to reserve due to some big categories under budget through March. Motion to approve transfer was passed with all in favor. Delinquent accounts continue to be worked by the management company. Three homes in Elizabeth Townes are currently in foreclosure. Motion to approve report from Gordon Cole and Jim Cannon 2nd. Motion was passed with all in favor.
- V. Unfinished Business:
 - A. Detention pond update is as follows:
TKB Services met with management company owner, Toby Frye and board member, Joe Magnaghi to discuss additional needs for the ponds to insure proper performance. The lower float in the large pond is defective and needs to be replaced. Alarm float on the small pond is defective. Both ponds are emptying into a "bowl" where the pumped water is simply draining back into the pond. This is probably costing the HOA additional cost in electricity. The pipe at the large pond needs to be re-routed. The pipe between the small pond and pump wet well is plugged with roots. Total cost to repair and operate properly is \$4,080.00. Motion to approve repairs was made by Joe Magnaghi and Gordon Cole 2nd. Motion was passed with all in favor.
 - B. Mosquito issues at the ponds will get better once ponds are drained properly therefore; the service that the HOA is currently paying for mosquito control at ponds will be cancelled for now and will continue to be monitored. Motion was made by Pat Hedrick and Joe Magnaghi 2nd. Motion was passed with all in favor.
 - C. Power washing and clear stain of fences surrounding ponds has been completed. Power washing and clear stain required by homeowner's should be completed by April 30, 2011. Review as to possible fines for homeowner's not in compliance is to be discussed at the May board meeting.
 - D. Complaint & Request for Permanent Injunction update against homeowner at 9510 Elizabeth Townes by the Elizabeth Townes Homeowner's Assn. update is as follows: Homeowner's have requested an extension and currently have until the end of May to respond to the complaint.
 - E. Pool is scheduled to open May 1st. Pool service is to give updates to management on any pool issues or concerns. Board members are to e-mail board president a list of expectations or ideas of what is expected from pool service for further discussion.
 - F. Management Company and some board members have concerns with lawn company appearance as well as performance. Total appearance of the community is a priority and we will continue to monitor. Board members are to e-mail board president a list of expectations or ideas of what we are expecting from the lawn service.

VI. New Business:

- A. Currently there is no repair updates.
- B. K & S contract was received for board approval to renew. Motion was passed to approve the new contract with all board members in favor.
- C. Homeowner made request to install speed bumps in the community due to cars exceeding the 15 mph. posted speed limit. Jim volunteered to take action in getting the police involved in regard to speeding and stop sign issues. This issue will be discussed further at the May board meeting.
- D. Storage on back patio of homeowner with no fence was discussed. Board agreed that a letter should be sent to owner. Board president is to advise management to send violation letter.
- E. Residents at 9516 ET, 9614 ET and 9704 ET submitted ARC request to build a fence. Board approved all request with notification that the fences are built in compliance with Elizabeth Townes CCR's and that they are aware that maintenance and upkeep of fence is the responsibility of the homeowner.
- F. Complaints were received from homeowners in regard to a party in the street and vulgarity. This is a nuisance and a violation therefore; the board agreed to send the homeowner a violation letter. Board president is to advise management to send violation letter.
- G. Board discussed content of our current violation letters and how they should be handled going forward. Board member, Gordon Cole volunteered to prepare new letters for violation based on first as a notification, second as a warning and third as a hearing with the board. This will be done and reviewed by all board members before the May meeting at which time there will be a vote if such letters are to be used. Board member, Joe Magnaghi wants violations by homeowners corrected in a reasonable amount of time. Fines approved by board for violations that are not corrected need to be enforced.
- H. Homeowner contacted the management company with complaint that outside light had not worked properly since the wood rot project. Contractor was sent to correct the problem and it was only a light bulb change. Contractor charged \$75.00 for call therefore; board felt that homeowner should be responsible for reimbursing the community. Motion was made by Gordon Cole and Joe Magnaghi 2nd. Motion was passed with all in favor.
- I. Homeowner at 9611 ET request repair to the rise in sidewalk due to tree root at her home. Board members discussed the issue and it was agreed to table until the board can locate other concrete issues. There is a set charge by the concrete company for a job and it has been proven in the pass that additional repairs can be handled at the same time. Board is to locate other areas within the community that also need concrete repair and will discuss at the May board meeting.
- J. Board received monthly activity report from the management company for the month of March.

Meeting adjourned at 9:35 P. M. motion by Gordon Cole and John Picinich 2nd.

Minutes taken by Pat Hedrick, Board Secretary