

Elizabeth Townes HOA
Elizabeth Townes HOA Board Meeting Minutes
January 15, 2015 at 5:30 PM

- I. Call to Order:** 5:46 PM. Board members in attendance were: James Wells, LaDonna Walden, and Susan Azukas. Also in attendance was CAMS representative, Stacy Raposo. Absent: Madalene Greco and Barbara Gillis.

- II. Approval of October, 2014 and November, 2014 Minutes:** LaDonna motioned to approve and Jim seconded.

- III. Review of November Financials:**

Stacy indicated that bills are still coming in.
The lift station alarm went out.
Kuester needs to give Stacy the package of pool keys.
Aging report was reviewed. Noted that it reflects when a property is sold and the new buyer must deposit one month's HOA dues in advance.
LaDonna, Madison and Stacy to meet to go over the Financials.

- IV. Old Business**
 - a. Tree Replacement**

Tree replacement and treatment process was completed in late December.
 - b. Water Usage**

It was noticed at the beginning of the year 2014 that the water usage has been going up and the bill has nearly doubled. There was an area in question near Timothy Court. A past history of water main breaks has not re-occurred since the crepe myrtles were removed. There used to be two water accounts and now there is one. Stacy mentioned that Kuester still hasn't released funds to CAMS in the amount of \$30,000. Stacy will ask for Kuester to overnight the check or that someone could pick it up. (\$20,000 needed for water bill and other things). It has been 30 days since we asked for money from Kuester and this has been continually done to us. Ammons Plumbing has done flushing but won't do it until they are paid.
 - c. Solar Panel Issue**

The homeowner wanting solar panels received a letter. Stacy will check with homeowner to find out if she got any correspondence from Kuester. She will point out that trees won't be taken out to accommodate her solar panels. If Stacy gets an ARC request, we will get a copy by email and requires that we meet to discuss. North Carolina law requires approval by 100% to be valid.
 - d. Lights at Entrance need Repair**

Stacy will get an electrician to look at them and make sure they are adjusted to focus on the flag. Flag was removed until lights are fixed.

- V. New Business**
 - a. Exterior Wood Rot Discussion**

Often it costs more to fix than to replace doors. This current one needs replacing. LaDonna motioned to replace door. Susan seconded. Agreed. Noted that years ago all needing fixing were fixed. Our CCRs state that anything exterior other than glass is HOA responsibility.
 - b. CAMS Authority to Act without the Board**

Suggested and agreed that payouts of \$500 or less can be made by Stacy without HOA Board approval. In emergencies, however, the \$500 cap can be withdrawn. Stacy will contact at least one Board member.

c. Community Communication Processes/Board Communication Process

End of month, Stacy would put a bulletin out to us. Stacy mentioned that relative to the tree project, some homeowners called CAMS to complain or with concern about what happened to their tree. Suggestion by Madison to have a community Facebook page where a private administrator would post on a private Facebook page. This requires more discussion and LaDonna mentioned possibly contacting our attorney for advice.

d. Pest Control

Coyote citations – mention was made that coyotes do not threaten people as a rule or animals who are safely in their owners' care on leashes. We should let owners know that there have been sightings.

e. Outstanding Work Orders

A homeowner with a drainage issue will be contacted by Stacy and she will send out someone. Homeowners requesting pine straw will need to cover that themselves.

f. Outstanding ARC

We will be able to view them online and approve/disapprove.

g. Outstanding Violations/Violation Process Discussion

Trashcans out too long, storage on porches, parking on streets, and pickup after pets.

VI. Other

a. Next HOA Board Meeting

Will be **Thursday, February 19th (3rd Thursday of the month)** at **5:30 PM** at **Panera Bread**.

Stacy is invited to join us as she indicated her willingness to attend the first few meetings.

Jim has invited Tom of Heaven and Earth Landscaping to join us at 6:30 (after our meeting).

Jim indicated that he would like the pool man to join us at the March meeting.

VII. Adjournment

Adjourned at 7:30 – Madison moved. LaDonna seconded.