

Elizabeth Townes HOA

Elizabeth Townes HOA Board Meeting Minutes

November 13, 2014 at 5:30 PM

- I. Call to Order:** – 5:30 PM. Board members in attendance were: James Wells, LaDonna Walden, Madalene Greco, Barbara Gillis, Susan Azukas. Also in attendance was CAMS representative, Stacy Raposo.
- II. Appointment of Officers:** Jim Wells-President, Barbara Gillis-Vice President, Susan Azukas-Secretary, LaDonna Walden-(temporary Treasurer) Member at Large, Madalene Greco-Member at Large and Madison Locklear-Treasurer (accepted by phone text during meeting).
- III. Appointment for Board Vacancy:** Madison Locklear (who was tied in votes at the Annual Meeting with Barbara) will be approached to take on the role of Treasurer. LaDonna motioned, Madalene seconded. Motion was passed with all in favor.
- IV. Approval of October Meeting Minutes:** Not available.
- V. Review of October Financials:** Not available from Kuester until November 15, 2014.
- VI. New Business:**
 - CAMS will take the reins from Kuester in January, 2015. Stacy needs the account numbers of utilities, phone and DSL to transfer to CAMS. Madalene will talk to Kuester to transition to CAMS. Also, sewage pumps in Kuester name must be transferred to CAMS. Stacy will set up the 911 line at the pool when the 2015 season opens.
 - Stacy informed the group that homeowners can submit requests directly to CAMS and they will get an answer. An informative letter will go out from CAMS on December 1st to each homeowner explaining the payment of monthly dues via ACH or coupon books. In addition, Barbara offered to compose a Happy New Year newsletter to go out in early December informing homeowners they should not contact CAMS until January 1st, telling them about the increase in HOA fee to \$181/month, etc.
 - Lawn service will not change as Heaven and Earth prices will remain the same.
- VII. Old Business:**
 - **Trees:** The Board discussed the dead and diseased trees in the community. According to Arboguard, there are 33 trees in bad shape and 13 of these need replacement. Arboguard said they would treat the trees for \$50 per tree as a group rate. Heaven and Earth would charge \$250 to remove; \$250 to replace and \$115 to treat with an oil spray. Barbara will seek a second quote from AAA Tree Experts to compare with Arboguard before moving forward. We have

budgeted for this and the 2014 board has been discussing this issue for months and talking to vendors. A vote was taken to move forward with the cheapest bid with equal quality of work prior to meeting again since there will be no meeting in December and we don't want to delay further. LaDonna made a motion to move forward with the treatment and replacement; Madalene seconded; all in favor. Following a discussion of replacing the 13 trees with crepe myrtles, LaDonna motioned; Susan seconded; all in favor.

- **Water intrusion issue:** Homeowner had intrusion of water in her bedroom. She had this problem 8 years ago and the HOA took care of it then. She had an open ended bid to take the siding off. She contacted Kuester at the end of October and they said it was homeowner responsibility. She understands that the windows should be her problem, but it could be a HVAC or Time Warner problem. It is felt that it is necessary to take the siding off and seal it, do a water test to see where the water is coming from. If deemed to be our responsibility, the HOA would cover it. Further work needs to be done and for \$500 they will check it out.
- **Squirrel issue:** Homeowner had squirrels in attic and after contacting Kuester had no response so took care of it on their own. The repair work could possibly void the 20 year roof warranty unless the quality of work is deemed acceptable. It was decided to table discussion until we can have a meeting with homeowner. LaDonna will contact Michael Knight to find out if he would accept the work done and if warranty remains intact. Motion was to reimburse homeowner for roof repair due to unusual circumstances if repairs are below \$1,500. Barbara motioned; LaDonna seconded; all in favor.
- **Solar panel request:** Motion was made by LaDonna; seconded by Barbara; all in favor that the homeowner needs to present us with a new ARC request with pictures. Since the addition of solar panels would impact and likely void the existing roof warranty for the entire building, the homeowner needs to be notified that she would be required to purchase a new warranty for the roof for the building.
- **Pool repair:** It was decided to discuss at the next meeting in January. CAMS will assist us.

VIII. Other: There will be no meeting in December. The next meeting will be January 15, 2015.

IX. Adjournment: 8 PM