

Elizabeth Townes Board of Directors Meeting
Tuesday, February 17th, 2009
7:00pm

Directors attending: Samantha Corning, Gwen Crawford, Barbara Gillis, Ginger Hall, Mary Lennert, LaDonna Walden
Hawthorne Management, Angie Baxter was in attendance
Minutes taken by: Samantha Corning

Call to Order

Meeting called to order at 7:00 PM by President LaDonna Walden

Meeting Minutes

Motion to accept January 20th meeting minutes
Motion second
All in favor.

Motion to accept January 29th meeting minutes.
Slight revision requested.
Motion denied.

Meeting Schedule

Board member requested directors meet twice a month. Request was open for discussion.
Motion to meet every other week
Motion second
All in favor.

Financials

Financials were reviewed. Community is supposed to collect \$24,000.00 per month for Homeowner Association dues. Community collected only \$22,150.00 for the month of January 2009.

Outstanding delinquencies were noted at \$7587.62 - an increase of \$203.16 from last month.

Motion to approve January 2009 financials
Motion second
All in favor.

Old Business

Pressure Washing

Board is waiting on one more proposal. Board has two other proposals.

9716 Elizabeth Townes Tree Replacement

Tree scheduled to be planted next week.

Entrance Caps/Curbside Repairs

Previous curb repair price will be honored by Carolina Site Concepts Board will give go ahead to begin the repair. Board member will follow-up with contract bid to replace Entrance Caps.

New Business

Lift Station Pumps

Currently both pumps are working. Pump 1 is in poor condition. Pump 2 was bought new in 2008, is also in poor condition. Pump 2 is about to burn out but can be repaired. AquaTrol is monitoring lift station on an every other day basis. AquaTrol may begin to charge additional fee for extra visits. Board is waiting on estimate from an additional company to resolve lift station issue in a different manor with a more current/capable pump style. Company will be provided with a key to gain entrance to lift station in order to see issue for themselves. Board will check Angie's List and BBB for information regarding this company. Board will look into maintenance contract for emergency generator in the lift station.

Rotten Wood/Pressure Washing/Painting

Board will determine if rotten wood is an issue with all units or only some. This issue will be reviewed in the future.

Board will finish up estimates to pressure wash only those units that have visible mildew on them.

Painting has been put on hold until rotten wood and pressure washing have been dealt with.

Detention Pond

Board will look into getting Rip Rap to place in each Detention pond to help with drainage. Currently, the ponds have standing water in them. They each should drain empty.

Parking

Board reviewed how current parking restrictions are enforced in the community. Board decided to hold parking forums to allow homeowners to voice their opinions on the current parking restrictions. Board will wait until the forums are completed before making a decision regarding the parking.

CD Maturity.

Motion to roll CD over into another 12-15 month fixed percent.

Motion second

All in favor.

Landscaping

Motion to discuss landscaping at next meeting.

Motion second

All in favor.

Next Meeting

March 24th 2009 at 7:00 PM

Adjournment

Meeting adjourned at 9:04 PM