

ELIZABETH TOWNES MEETING MINUTES

February 10, 2010

- I. LaDonna called to order the regular meeting of the Elizabeth Townes HOA at 7:30 P. M.

- II. Board members in attendance were LaDonna Walden, John Picinich, Mary Lennert, Jim Cannon, Pat Hedrick and Barbara Gillis. Angie Faulk with Hawthorne Management was also in attendance.

- III. Minutes are pending for approval.

- IV. Treasurer Report

Year-end report – adding \$42k into reserves for 2010 which is 12.8%

Mary made motion that we do not add another 2% which was agreed on at last meeting, John second, all in favor.

Discussion on renewing CD - Barb made motion to renew at 2.25% or close to this once CD comes due, Mary second, all in favor.

- V. Mary spoke about the letter from the attorney's office where they have a collection policy. This will allow all late dues and liens be dealt directly with attorney's office instead of the board trying to follow. Attorney also carries full cost of collections for anyone late by 60 days. Mary made motion to accept this service, John second, all in favor. LaDonna and Barb signed the agreement.

- VI. Mary also made a motion for Tinsley and Terry doing our audit for \$4500, John second, all in favor.

- VII. Guests invited to meeting this evening were Billy and Audrey Duffy, Horticulturist, from AATEX-Lawn. They spoke of the benefits of having them lay the pine needles for Elizabeth Townes, deep root injections and trimming Pine Trees touching buildings.

After the guests left the meeting we discussed the pine needle proposal and all agreed if AA Tex Lawn gave a better quote than the original \$6.78 a bale then we would give them the pine needle contract. LaDonna made a motion and John 2nd. All board members in favor.

- VIII. Pat spoke about AAA Tree Experts who gave an estimate for \$1,600 a day and the job would take five days to complete. Tabled for more research.

- IX. Barb made a motion to accept AA Tex Lawn estimate to trim trees that are touching buildings, in the amount of \$1,050.00. Jim 2nd, all in favor.

- X. Resident was sent notice for a hearing with the board and did not show. Mary made a motion for a \$100.00 fine for next offense, Pat 2nd, all in favor.

- XI. Two types of signs were presented to the board for the replacement of handicap signs currently in the pool area. Board voted for the sign to read "Pool Hours Only" with the handicap symbol. LaDonna is to order signs.
- XII. Board had a discussion on management companies. This was tabled until next months board meeting.
- XIII. Jim is to look at work submitted for board to pay at 11408 Delores Ferguson.
- XIV. Fence violation on Elizabeth Townes Lane was addressed by the board. This violation was tabled until next board meeting in March.
- XV. Barb reported that wood repair has been completed and that power washing is to take place next week. Barb will pass out letters to Timothy Court homeowner's to make them aware of what they need to do to prepare for it.
- XVI. Barb reported that she had spoken to homeowner that had the water problems in December and the work has been completed.
- XVII. Retention pond problem of drainage has not been resolved. Jim has had problems with getting in touch with vendor. LaDonna is to reach out to vendor and finally resolve the drainage problem. Will discuss results at next board meeting.
- XVIII. Board president discussed the importance of all residents and board to be on time with dues as well as submitting arc request when needed.

Meeting adjourned at 9:30 P. M. motion by Pat Hedrick and John Picinich 2nd.