

Elizabeth Townes HOA Meeting Minutes  
November 4, 2009

1. Call to Order @ 7:41pm
2. Election of Officers
  - a. LaDonna Wladen as President
  - b. John Picinich as Vice President
  - c. Barbara Gillis as Secretary
  - d. Mary Lennart as Treasurer
  - e. Pat Hedrick and Jim Cannon as members at large
3. Review of resident issues and resolutions
  - a. Unit in Forclosure proceedings asked for payment plan. Board denied due to fact that there have been others in place that were not followed. Board agreed that we would accept \$5,000 to be paid in 30 days.
  - b. 9627 Elizabeth Townes asked for variance due to the fact they are moving and need garage for storage – Board approved
  - c. 9619 Elizabeth Townes - Review of estimate for wood rot repair. Board rejected as is due to repairs that are not HOA responsibility. Will submit back to contracted for revisions.
  - d. 11538 Delores Ferguson – Review of estimate for wood rot repair around back door– Board approved.
  - e. Violation of white fence in front yard, several months to be compliant – Board agreed to hold a hearing.
  - f. Unit with rust from AC line still not compliant – Board agreed to follow up with Angie on last letter sent.
  - g. Violation of neighbors on Elizabeth Townes with non-compliant fences in back yards. Fences do not comply with CCR's nor was there an ARC submitted.
4. LaDonna gave report on Detention pond status' :
  - a. Pond behind Timothy Ct and Delores Ferguson needed additional repairs due to the pipes that lead to the lift station no being connected and the electrical panel to the lift station not working. New electrical panel was ordered and pipes reconnected.
  - b. LaDonna said ponds were finished after the panel is replaced but Barbara disagreed. Barbara felt that they hadn't done the regarding of the bottom of the pond behind her house because it has had water in it since we approved the work to be done and it has not been emptied as far as she knew. LaDonna said they did empty it but will look into it since Barbara has never seen it empty since work started.
5. LaDonna made a motion that we look into other Management Companies
  - a. Discussion on lack of follow up and responses
  - b. Barbara made the argument of amount of work that comes from our community.
  - c. Jim and John agreed that they have a contract to follow and that is what they are paid for.
  - d. LaDonna said she would be in charge of search.
6. Next board meeting will be on December 16<sup>th</sup> at 7:30pm
7. Meeting adjourned 8:49pm