

ELIZABETH TOWNES BOARD MEETING

Minutes of 1/13/2012

- I. Meeting called to order at 7:07 PM.
Ladonna Walden, Jim Cannon, Pat Hedrick, Jeri Kellett and Kimberly Rodgers in attendance.
- II. November minutes are pending for approval due to new secretary not in attendance. Will review and approve at next scheduled meeting, January 19, 2012. Minutes for annual meeting on October 25, 2011 reviewed and discussed with a motion to approve from Jim Cannon and Ladonna Walden 2nd. All board members in favor.
- III. Action Between Meetings:
 - A. Final bid to add additional fence at pool was received and voted via e-mail on 12/15/11. All board members responded with all in favor.
 - B. Newsletter prepared and sent to all residents of Elizabeth Townes on November 18, 2011 with the news of Gold Medal Contracting voted by the board to handle the new roof project. Homeowners have been given the name and numbers of those in charge along with Toby at Solid Rock if there are any questions or concerns. Board member, Kimberly Rodgers has volunteered to address any/all potential homeowners' complaints that are reported due to current roofing project. If a complaint is received from a homeowner, Kimberly will contact that homeowner to discuss and rectify. Motion to approve Kimberly Rodgers for board contact if any complaints are reported. All board members in favor.
- IV. Treasurer Report:
 - A. Board treasurer, LaDonna Walden was unable to give a complete report due to clarifications needed from Solid Rock. A complete treasurer report will be given at the next meeting scheduled for next week on January 19th. The total in checking plus CD's is \$80,000.00.
 - B. Foreclosures:
Treasurer was able to report on two pending foreclosures with positive information. One is a short sale and the other was acquired by Housing & Urban Development. Board is looking for a resolution to both properties in the very near future. Motion to approve report from Kimberly Rodgers and Jeri Kellett 2nd. All board members in favor.
- V. Unfinished Business:
 - A. Additional fencing materials for pool are to be received by 1/23/12. Betel is to begin project after receipt of supplies.
The new entrance gate at the pool will be chained and locked until the board obtains Brivo or Pad in the early Spring.
- VI. New Business:
 - A. Board President asked for members thoughts on a display board for pool signs rather than posted on the entrance gates. This is tabled until next meeting after everyone has had a chance to go by pool and measure signs that are required and needed.
 - B. Proposal was made to board members for quality pool furniture with a warranty that would not have to be replaced as frequently as the current plastic loungers. New tables, loungers and chairs cost approximately \$8,000.00. This was tabled until three bids could be acquired and reviewed.

- C. ARC request from 9528 ET. Board had sent a request to our HOA attorney for a clarification before the meeting but was unable to get a response before meeting. Board to meet again on January 19th to discuss before a final decision is made. Motion was made to table until next meeting. All board members in favor.
- D. Board reviewed information given to board for homeowner at 11532 Delores Ferguson. Homeowner has water damage in the dining area and a determination needs to be made as to why this happened. A motion was made to have Travelers Insurance send an adjuster. Motion made by LaDonna Walden and Jeri Kellett 2nd. All board members in favor.

VII. Law Suit:

- A. Elizabeth Townes attorney, Harmony Taylor prepared an offer letter for the owner of 9510 Elizabeth Townes Ln. A motion was made to accept this letter with all members in favor.

Meeting adjourned at 8:14 P. M. motion by LaDonna Walden and Jim Cannon 2nd.

Minutes taken by Pat Hedrick, Board President