

ELIZABETH TOWNES BOARD MEETING

Minutes of 07/21/2011

- I. Meeting called to order at 7:30 PM.
Ladonna Walden, Jim Cannon, Pat Hedrick, John Picinich, Gordon Cole and Joe Magnaghi in attendance.
- II. June 2011 minutes approved with a motion to approve from Joe Magnaghi and Ladonna Walden 2nd. All board members in favor.
- III. Action Between Meetings:
 - A. No actions between meetings.
- IV. Treasurer Report:
 - A. John reported on financials with all board members in attendance. Elizabeth Townes Profit and Loss was reviewed and recorded for the month of June. John reported that no money to reserve account in June as well as the additional \$5,000.00 that board approved in May that was to be transferred to reserves in June. John is following up with Solid Rock for the correction. Our annual audit with Rowell, Craven & Short is still in draft form and being reviewed by the attorney. The attorney draws up a Management Representation Letter once the review is complete. They hope to have completed and sent by the 2nd week in August. Same time table on the 2010 Tax Return because it is linked to the audit. Foreclosures in Elizabeth Townes are a total of five with one of these being bank foreclosures. Past due accounts continue to be worked and collected by Solid Rock Properties. Motion to approve report from Pat Hedrick and Gordon Cole 2nd. Motion was passed with all in favor.
- V. Unfinished Business:
 - A. Detention pond update:
Joe Magnaghi reported that the detention ponds are now working properly. TKB Services will maintain ponds per contract and will work with Solid Rock going forward.
 - B. Current Landscape Company Update:
The owner of Heaven & Earth Landscape Co. is to walk the grounds with Ladonna Walden, Board President and Pat Hedrick, Board Secretary next week.
 - C. Complaint & Request for Permanent Injunction update against homeowner at 9510 Elizabeth Townes by the Elizabeth Townes Board of Directors update is as follows:
Hearing was postponed on June 30th and is now set for August 16 at 10:00 AM in room 6310 of the Mecklenburg County Courthouse. No additional information is currently available.
 - D. Pool & Security Update: Representatives with Protection 1 were present to discuss the proposal for adding the Brivo system. The system is internet controlled. There is control of access and control of time for entrance into the pool. There is battery back-up if there is a power outage. Online administrative fee and warranty for \$21.00 a month. The benefits of adding a camera were discussed. No back gate access into the pool area with this system. A motion was made by John Picinich and Jim Cannon 2nd for the back gate to have no access with all board members in favor. The board discussed looking into fence extensions to 6ft. or replacing fence from 4ft. to 6ft. Research is needed on the extensions with Mecklenburg County to be sure this would be accepted. Motion made by Gordon Cole and Ladonna Walden 2nd with all board members in favor.
- VI. New Business:
 - A. Monthly activity sheet received from Solid Rock for the month of June. Activities were reviewed and discussed by all board members.

- B. Board discussion of community fences and storm doors:
All board members excluding, Joe Magnaghi agreed to take no action with existing fences or storm doors but, to take action on all violations done during the 2011 board.

VII. Violations:

- A. Board members have developed a follow-up system by house numbers in order to make sure that violators are given an opportunity to correct or to meet with the board in regard to their concerns. The violation committee walks the community regularly. Homeowners that do not correct will be fined. Time has been spent in preparation of the letters and walking the community. The board is working hard to improve our home and neighborhood therefore; we have taken this course of action very serious and asking that all homeowner's work with us. Elizabeth Townes homeowner's are asked to report any violations to Solid Rock. We need for this to be a team effort by all homeowner's.
- B. Biggest violations that we have encountered to date is dog droppings, garbage cans, parking in the streets/curb rather than the visitor parking and nuisance violations. The board cannot do it all and will continue to ask for community support.
- C. Approximately 30 letters (including fence violations) are to be sent this month.

VIII. Future Plans:

- A. Open forum is to be scheduled for September once the board can establish a location.
- B. Next meeting of the board is to be held the third Thursday in September.

Meeting adjourned at 9:45 P. M. motion by Gordon Cole and Jim Cannon 2nd.

Minutes taken by Pat Hedrick, Board Secretary