

ELIZABETH TOWNES BOARD MEETING

Minutes of 06/16/2011

- 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. May 2011 minutes approved with a motion to approve from Gordon Cole and John Picinich 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 May. The P&L reflects the additional \$5,000.00 that the board treasurer recommended to transfer to reserves and all board members approved in April. John Picinich made a recommendation to transfer an amount of \$5,000.00 to reserves in June. Motion to approve transfer was passed with all in favor. Delinquencies in Elizabeth Townes are being handled more aggressively. Owners owing \$500.00 or more in HOA dues will be sent foreclosure letters by the attorney's office. Motion to approve report from Joe Magnaghi and Gordon Cole 2nd. Motion was passed with all in favor.
- V. Unfinished Business:
 - A. Detention pond update:
Joe Magnaghi reported that the final phase of repairs to the detention ponds is the floats. TKB Services has reported that the floats are to be installed this Saturday, June 18th at both ponds. Joe is to be with him and an update will be reported at the July board meeting.
 - B. Current Landscape Company Update:
Southeast Lawn Care owner, Daryl Peake has agreed to release Elizabeth Townes of any contractual obligation as soon as the board is able to sign on another landscape company. Management Company will handle the final negotiations.
 - 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 is currently set for June 30th. No additional information is currently available.
 - D. Pool Update: Damage at pool that was due to vandalism has been repaired. Board is currently working on a solution to either reduce or stop vandalism and any misuse of pool privileges.
 - E. Speed bumps or an alternative for slowing down speeders has been tabled for now.
- VI. New Business:
 - A. Activity Report from Solid Rock:
Monthly activity report includes repairs. Report for the June meeting was not received prior to meeting therefore; no activity report could be reviewed.
 - B. Landscape Company Update:
The Elizabeth Townes Board diligently reviewed three potential Landscape Companies. A comparison excel spread sheet was prepared and e-mailed prior to the meeting. The three bids were from Heaven and Earth, Cox and Whitehouse Landscape Company. Whitehouse was much higher and provided no more than the other two. Heaven and Earth and Cox were invited to the meeting but only Heaven and Earth was able to attend. Questions for Cox were answered via e-mail/phone. After extensive discussion the board agreed that Heaven and Earth would be the next landscape company. Motion was made to approve from Gordon Cole and Pat Hedrick 2nd.

Motion was passed with all in favor. Company agreed to start immediately if paid extra for a major clean-up which includes trimming. Motion was made to approve from Pat Hedrick and John Picinich 2nd. Motion was passed with all in favor.

C. New Claim with Travelers Insurance:

Three complaints from Jane Jordan of 9510 Elizabeth Townes Lane has caused the board to open a new claim with Travelers.

D. Security:

Board president gathered three security companies information for review. ADT representative, Jessica Lewis requested time to present what they have to offer. Board met with her at 8:00 PM for questions and answers. The additional two companies were Guardian and Protection 1. Due to time they were unable to attend but gave information and cost on what they have to offer our community. The Brivo Access Control System and access cards were another topic as well as a taller fence around the pool. Motion was made to approve the fence and Brivo from Joe Magnaghi and Gordon Cole. Motion was passed with all in favor.

VII. Violations:

- A. Board members are taking violations seriously for the good of the community. Time has been spent preparing new letters and walking the community more frequently. Issues will continue to be addressed in the Elizabeth Townes community and homeowners are asked to report any violations to Solid Rock.
- B. Violation committee to gather information on violator's and letters will be sent monthly. Emergency violations will be handled immediately.
- C. Approximately 28 letters (including fence violations) are to be sent this month.

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

Minutes taken by Pat Hedrick, Board Secretary