

ELIZABETH TOWNES BOARD MEETING

Minutes of 4/23/2012

- I. Meeting called to order at 7:00 PM.
Ladonna Walden, Pat Hedrick, Brian Lacher and Jim Cannon all in attendance.
- II. Minutes for February 16, 2012 board meeting reviewed and discussed. All Board members in favor.
- III. Due to extra expenses coming up there will be no money transferred into the reserve account. We are slightly over budget on some items but overall we are keeping within the budget for the year.
- IV. Action Between Meetings:
 - A. 2-25-12 Board member at large, Jeri Hanes-Kellett, notified all board members via-email that she is resigning from the Elizabeth Townes Board of Directors.
 - B. 3-10-12 Board members met to discuss current contract from Solid Rock and two additional bids from Kuester Companies and Revelation Community Management. One board member elected to not vote based on a conflict of interest. Remaining four members voted to dismiss Solid Rock and contract Kuester Companies as Elizabeth Townes new management company.
 - C. 4-2-12 All board members voted via e-mail to accept a payment plan for homeowner in foreclosure status. All board members in favor.
 - D. 4-5-12 All board members voted via e-mail to repair water fountain at pool or dismount. Four members voted to dismount and one voted to have repaired.
- V. Unfinished Business:
 - A. Roofing Project Update:
Gold Medal replaced approximately 250 sheets of plywood decking during the project. The inspection placards need to remain on the doors until they have completed the HVAC Inspection Process and the Building Inspection Process (unable to do the final until the HVAC is done). Michael Knight continues to work with the county to resolve any issues. This is the first project since the laws changed and the county has dealt with their own concerns and enforcement which has nothing to do with the roofing job. Both are currently at the end of resolving and the final stage will soon be complete.
 - B. Tax Returns and Audit:
Taxes completed and mailed them week of March 12, 2012. Audit delays due to April 17th deadline on tax returns. Plan to have audit completed by the end of the month.
 - C. Lawsuit Update:
March 26, 2012 was the trial of Elizabeth Townes Homeowners Association and Elizabeth Townes Board of Directors vs. Jane Jordan, Bobby and Betty Brawley. It was continued to a later date on the motion of the trial judge for a forensic evaluation of Jordan and the Brawley's. A new date for the trial has not been set.
 - D. Pool:
Pool cover removed and cleaning has been completed. Plumber dismantled water fountain on 4-12-12. Requested that management order No Trespassing signs for all four corners of the pool fence. Protection One and AT&T are to be contacted immediately to install DSL and security system at pool.

VI. New Business:

- A. Board voted to no longer post the Elizabeth Townes Budget on the web-site. Board voted and unanimously agreed to no longer post the budget on the web-site.
- B. Contract signed with Kuester Management effective April 1, 2012.
- C. Two ARC request received from management. One homeowner on Elizabeth Townes and one homeowner on Delores Ferguson requested that board approve fence request. Board members discussed and approved with limitations. Also the board made notation that they are to make consideration on any drainage issues.
- D. Board discussed problem with people not stopping for the Stop Signs and Speeding in the community. Board is to request three separate bids on road sealing and various types of speed humps throughout the community.

Meeting adjourned at 9:00 P. M.