

ELIZABETH TOWNES BOARD MEETING

Minutes of 10/10/2011

I. Meeting called to order at 7:00 PM.

Ladonna Walden, Jim Cannon, Pat Hedrick and John Picinich in attendance.

II. September 2011 minutes approved with a motion to approve from John Picinich and Jim Cannon 2nd. All board members in favor.

III. New Business:

A. Foreclosures:

Homeowner requested that board approve a payment plan in an effort to become current with the dues. The plan was reasonable and the homeowner had no past history of a bad pay record. Board discussed and we approved as long as the homeowner signed a legal agreement and continues with the monthly dues and the extra payment amount that was agreed upon. If this agreement is not fulfilled the board will turn back over to the attorney and they will be responsible for the additional attorney fees.

B. Elizabeth Townes Board of Directors:

The Board of Directors discussed and decided to suspend voting rights for 60 days beginning October 24th, 2011 for homeowners that are delinquent with their homeowner dues. A motion was made by Pat Hedrick and Jim Cannon 2nd with all board members in favor. Letters will be prepared and sent to all delinquent homeowners in the next week.

C. Board reviewed and discussed the offer from Heaven & Earth Landscaping for the design and plants for the front entrance. Motion made by John Picinich and Pat Hedrick 2nd with all board members in favor. Upon approval they would be ready to handle the planting immediately.

D. Heaven and Earth indicated that the large Oak Tree at the entrance has not been trimmed in a long time. Tom suggested that the board have this done on an annual basis. All board members in favor of having the tree trimmed and dead branches removed.

E. Board voted for brick structure to be power washed at entrance. The majority vote was not to power wash at this time.

IV. Roofs:

A. Board had reviewed all contractors proposal's and discussed what they had to offer. Gold Metal Contracting (Michael Knight) received a unanimous vote. Motion made by John Picinich and Jim Cannon 2nd. All board members in favor. Samples on the color options will be presented at the annual meeting for homeowner's to vote on their favorite color for the community.

Meeting adjourned at 8:00 P. M. motion by John Picinich and Jim Cannon 2nd.

Minutes taken by Pat Hedrick, Board Secretary