

ELIZABETH TOWNES HOMEOWNERS ASSOCIATION BOARD MEETING

Minutes of 5/27/2014

1. Meeting called to order at 7:10 pm
2. In attendance Jim Wells, Roseann Everett, Madalene Greco, LaDonna Walden and Jennifer Wilson.
3. Motion by Madalene Greco to approve meeting minutes from 3/18/2014, seconded by Roseann Everett, all in favor.
4. Motion by Jennifer Wilson to approve meeting minutes from 4/15/2014, seconded by LaDonna Walden, all in favor.
5. The gutter cleaning project has been completed.
6. Discussions by Board to have Kuester Management send an "email blast" out to homeowners regarding children playing in street and any other relevant items. Request Kuester to get approval from the Board before sending any "email blasts" to community.
7. Treasurer's Report – Discussion that the Board cannot locate the lift station costs in the budget. Board needs Kuester to identify. Additionally, the water bill for the community is over budget for the year. Board needs Kuester to explain why we are over budget. Motion by Jennifer Wilson to approve the treasurer's report, seconded by LaDonna Walden, all in favor.
8. Discussion by Board of trees in the community. Board needs to discuss the priority list of trees to be trimmed and cut down for 2014 with Arboguard.
9. Discussion by Board that the management contract with Kuester should be nearing renewal.
10. Pool issues – The pool has opened. LaDonna Walden was at the pool and noted the following items that need addressed: bathroom needs to be cleaned, there are shingles that need to be replaced, and the shower does not work. Need Kuester to follow up on these items. Additionally, given that there is a metal handrail in the pool, would like confirmation from the pool service that there is no electrical issue.
11. Landscaping – Discussion of the rose bushes near the pool on Houston Ridge. There is no drip system to water the roses. LaDonna Walden to discuss with Tom at Heaven and Earth.
12. Discussion of homeowner whose tenant is hearing a noise in her attic. Owner needs to determine the cause of the issue. Only upon a determination that it is an Association responsibility will the Board become involved.
13. Board discussed that the roofing company was in the community recently for what sounded like a homeowner responsibility. Board needs Kuester to confirm that the Board is not paying for a roofing bill that was a homeowner responsibility.

14. Meeting adjourned at 9:00 pm. Motion by LaDonna Walden, seconded by Roseann Everett, all in favor.