

Elizabeth Townes Townhome Community

Meeting Date: September 17, 2013

Call to Order: Meeting held at Panera Bread in Charlotte, N. C. this day September 17, 2013. Meeting called to order at 7:08 P. M.

Members in attendance: Pat Hedrick, Jim Wells, LaDonna Walden and Madalene Greco

Guest: **Deb Nugent**, Property Manager at Kuester Management

Approval of minutes: Minutes from the August 20, 2013 board meeting approved with a motion from LaDonna Walden and seconded by Madalene Greco, all in favor.

Past Due Accounts: Payment plan that was approved by the board is currently paying as agreed. One unit in Elizabeth Townes is currently in foreclosure and attorney is to monitor for resale/ payoff. Another homeowner has paid up-to-date and lien is to be released, file closed.

Treasury Report: Motion to accept the Treasury Report by Pat Hedrick and Jim Wells, all in favor.

Budget 2014: Draft for the budget prepared by Deb Nugent was reviewed and adjustments made. Motion to accept the budget from Jim Wells and seconded by Madalene Greco, all in favor.

Hearings: Homeowner not in attendance for hearing. Board elected to send certified letter to homeowner and voted for a fine of \$100.00 a day until all violations are resolved. Motion made to accept the conditions and fines by Pat Hedrick and seconded by Madalene Greco, all in favor.

Pool: Pool closed on September 9, 2013 and homeowner's pool passes have been de-activated. TEM Security gave proposal to add two additional security cameras at the pool, training to all board members/management to monitor from home computer. All members/management will be added to view activity & user's through the Brivo system. Contract with Protection One will end. Motion to accept the proposal from LaDonna Walden and seconded by Pat Hedrick, all in favor.

Landscape: Proposal from Heaven and Earth to replace a couple of shrubs at the pool to fill in bare spot was discussed. Motion to handle the replacement this fall from LaDonna Walden and seconded by Jim Wells, all in favor.

New Business:

A. Board agreed to meet on October 2, 2013 for two more hearings before the annual meeting. Motion made by LaDonna Walden and seconded by Jim Wells, all in favor.

B. Deb met with Foster Lake & Ponds to discuss the possibility of maintaining our ponds. The board agreed that the service we currently had was not handling as needed to keep the water out of the ponds and eliminate the mosquito population. Board agreed to have them give a quote after a full assessment is performed. Motion to perform the assessment and give proposal made by Pat Hedrick and seconded by LaDonna Walden, all in favor.

Adjourned: The meeting was adjourned at (9:03 P. M.)

Next meeting to be held at Panera Bread, Johnston Road on October 2, 2013 at 7:00 P. M.