TPHOA BOARD OF DIRECTORS MEETING

Tuesday, April 11, 2017

Corrected Version

Location: Towne Park Clubhouse

Directors attended:
Paul Bowdoin, President
Tim Walker, Vice President
Glenn Herrington, Treasurer
James Gilliam, Director
Diane Schulte, Director
Tom Bussell, Director

Others Present: Cherish Jaramillo, Community Association Manager/HOAMCO
Jim Smith, Grounds & Maintenance Supervisor Towne Park

Absent: Chris Farmer Secretary

Called to Order at 6:31 pm by President, P. Bowdoin. Roll call conducted, quorum of six was established.

Approval of Meeting Minutes:

There needs to be some corrections in the approval of March 14, 2017 not March 17, 2017 minutes.

T. Bussell stated Ann Mastenbrook's name was misspelled.

Also the approval of the Social Committee's budget needs to be changed from $4450.00 to $1500.00 corrected to $450.00 to $1500.00.

With those changes made. D. Schulte made a motion and T. Bussell seconded it. The minutes were approved unanimously.

Management Report: C. Jaramillo

C. Jaramillo gave the February 2017.
The next annual meeting will be tentatively scheduled for February 3, 2018. It is in discussion to reserving the room to be held at Manzano Mesa Multigenerational Center. The time and date will be confirmed at a later date.

There were 5 letters of compliance and 2 letters for fines for violations that were not corrected. Letters were sent out by HOAMCO.

Irrigation is still on in the community. Cherish stated: "If you see any leaks in the irrigation please report them to Jim Smith or Robert Everett so it can be repaired."

Treasurer: G. Herrington

Operating account: $139,000
Reserves account: $6,000 +
Ground Lease account: $116,000
To February, Income: $102,000
So far Expenses are: $25,000

Maintenance report: J. Gilliam

The path between Rock Creek and the pond has concrete and Jim still needs to fill in dirt inside the sidewalk. It is almost completed.

At the east pool, light globe fixtures were replace with lamp type fixtures. They are small but they do the job. They are using the globes that were around the pool and using them elsewhere in the park where needed.

They did a repair on a wall at 10820 Clyburn Park Dr. NE. It had root damage.

In January the 4 out 14 fire hydrants needed repair. It was something that had to be repaired. One had to be taken out of commission. There will be a sign put on it. There are other fire hydrants that are close by that will cover any problems that might occur.

Clubhouse parking lot had a light installed. It is much brighter.

We will be ordering a new pool cover for the east pool. It was $680 for a new one and is cheaper to buy a new than repair the old one.

There has a discussion about fixing up the clubhouse. Jim is getting estimates for new blinds.

ACC report: T. Bussell

He was reminding everyone present that according to the CC&R's the ACC committee has 60 days from the day they received their request, to approve or disapprove. The committee is trying to get this done in less time. He was asking the residents to be patient with the ACC committee until they can give an approval on the project.

Currently the ACC has received 12 new requests in the last few days and have 4 completed and approved projects.

He read an article for the Towne Crier basically advising to people who want to put in requests to the constructional changes. Please remember Article 19, Section 19.2 of our CC&R's "Prohibits the exterior of any dwelling or the related improvements upon the Lot Building Areas to be changed, altered or modified from that of the original construction. That includes, without limitation, changes to a different color, different building materials or other characteristics which would result in deviation from the original architectural and external design or harmony established in the initial design, construction and landscaping of Towne Park."

Safety and Security: J. Gilliam

March 4, 2017 there was a very large disturbance on Central Park party. The crowd was a Flash Mobbing. Somebody got on their cell phone and sent a text message to everybody the whole country that there was at party at Towne Park. The entry code was blah blah blah. We had lines at the gate and they forced the gate open and there was a lot of commotion in the NE part of the park. The homeowner has been notified and has been fined. They were fighting the fine and we have enough evidence to support our fine.

Last month, this is an on going problem. We have been having vehicles go through at night. Fortunately, it's the same teenager or teenagers. They are not doing damage in most cases. They are going into unlocked cars.

We are in the process of looking into another Security Company and hope to have a plan in place by the time the pools open.

Social Committee report: D. Schulte

C. Farmer asked for a statement to be read for the upcoming Yard Sale on May 20th from 8 to 2.

Diane announced that Jeanne Breck and Flo Sayer are our new co-chairman of the Social Committee.

D. Schulte showed the gifts for the Easter Egg Hunt. Peter Rabbit will be here.

F. Sayer stated St. Patrick potluck on March 18th was a great success. Flo announced the May 22nd next Spring Fling Potluck.

President's report: P. Bowdoin

March 10th fell on a Friday. The dues and payments are due on the 10th. If they were dropped in the night box at midnight on the 10th they set here until Tuesday, the 14th when Cherish comes in. When she left she took them to HOAMCO where they may or may not be processed in one day. Then they go to the Post Office to be sent to Las Vegas, NV to the HOAMCO office. Payments might not be received until the 20th. That's where it counts. There are 4 more dates where the time will be wrong and this might happen again. Residents need to be made aware of this and make new arrangements to get their payments turned in earlier.

There were comments from Barbara Ruggieri regarding their payments. Cherish has suggested that residents mail their payments in the envelope provided.

We have a lot of dead trees. Jim and Robert now trim the trees.

Repair of the clubhouse is in desperate need of updating. Blinds are not going to be repaired. Carpet is in need. Chairs need to be recovered. Sofa is old. A new small hot water tank was installed under the kitchen sink and is great.

A dog broke 3 blocks of a wall and split the wall going down the side at Towne Park and Pennyback. Homeowner needs to repair. The son, who owns the dog, put the blocks back up and tried to repair it. Notice has been sent that the job must be completed in a professional manner.

Senate bill #244 & House Bill #374 would be changing our lives. They bills were passed by the House and the Governor vetoed them.

There were 3 water leaks; walls, trees and clubhouse all need work.

The dumpster was a hugh success. Another dumpster will be done in May after the Yard Sale.

Unfinished Business: T. Walker:

Fire Hydrants – Sandra Sublett was thanked for making the Board aware of checking the fire hydrants. 505 Professional Company checked them and found some defective hydrants. They gave an estimate of $1885.80 for the fire hydrants to be repaired. T. Walker gave a motion to get the fire hydrants repaired for $1885.80. T. Bussell seconded the motion. It passed unanimously.

Playground equipment – We are looking at equipment for the playground. We need room for a safety equipment. We are doubling the size of the playground. There will be a safer playground for smaller kids. Jim and Robert can do this renovation for $2500 or less. A motion was made by T. Walker to extend the playground for a safer area for $2500 or less. D. Schulte seconded the motion. It passed unanimously. Rosalyn Chavez volunteered to be on this committee.

A motion was made by T. Bussell to keep the present staff on the Election Committee. Glen Witt would stay as chairman and Stefan Martin as co-chairman. A motion was seconded by T. Walker. It passed unanimously.

A new committee was established named "Compliance Committee". The inspection reports has been completed and handed over to the committee members. They will be starting the inspections this week. They have been handed over to HOAMCO – C. Jaramillo. Then HOAMCO will send letters out to the residents so they can comply with TP rules and regulations.

Homeowner Issues:

Barbara Ruggieri made a statement to save time on homeowner monthly statements to send them directly to Las Vegas, NV. Other residents made other suggestions on how to make they're monthly payments.

G. Herrington stated that TP and HOAMCO would make it right with the payments.

C. Jaramillo stated there are many options to make your payments.

J. Gilliam stated, "No loose checks should be in the drop box. An envelope must be used!"

Jim O'Lara made another suggestion regarding the blinds.

Another resident thanked Jim Smith when his car window was broken into and finding out who did it.

Jim O'Lara stated residents have junk in their garages and can't get their cars in there.

Resident asked, “If there are any regulations about the garage doors being left open?” T. Bussell stated, “Yes!” They also stated, “Garages are messy and children are running in the streets.”

Towne Park Board Resident Attendees:

1. Sal & Barbara Ruggieri	501 Swope Park Ave. NE
2. Flo Sayer	10605 Lagrange Park Dr. NE
3. Ann Mastenbrook	10815 Central Park Dr. NE
4. Ruth Treon	10609 Pennyback Dr. NE
5. James O’Lara	10701 Central Park Dr. NE
6. Gerry Pregent	10736 Pennyback Dr. NE
7. Wally & Lorretta McCorkle	10912 Griffith Park Dr. NE
8. John Repik	10407 Schenley Park Dr. NE
9. Mustafa Hedi	11009 Central Park Dr. NE
10. Jay Lindstrom	11025 Griffith Park Dr. NE
11. Jeanne Breck	11017 Griffith Park Dr. NE
12. Sally Meeks	10525 Griffith Park Dr. NE
13. Phil Martinez	10520 Lagrange Park Dr. NE
14. Tammy & Ed Brach	11029 Griffith Park Dr. NE

Next meeting will be Tuesday, May 9, 2017 at 6:30 pm.

Adjournment: P. Bowdoin adjourned this meeting at 7:29 pm.

Submitted by: Cherish Jaramillo, Chris Farmer