TPHOA BOARD OF DIRECTORS MEETING

April 17, 2018

Location: Towne Park Clubhouse

Directors attended:
Paul Bowdoin, President
Tim Walker, Vice President
Chris Farmer Secretary
Glenn Herrington, Treasurer
James Gilliam, Director
Bill Bottorf, Director

Absent: John Halliday, Director

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

Called to Order at 6:30 pm by President, P. Bowdoin. Roll call conducted, quorum of six was established.

Approval of Meeting Minutes:

- Approval of meeting minutes of March 17, 2018 motioned by B. Bottorf and seconded by G. Herrington. Minutes were approved unanimously.

Management Report: C. Jaramillo

- 8 letters of noncompliance were sent and 4 fine letters was sent to homeowners,
- 5 violations are still open from March 2018.
- 1 lien was place on home in March 2018.
- Summer project will be working on the streets in the community, filling cracks and patching holes.

Financial Reports: G. Herrington

- Operating Account $ 66,706.15
- Reserve Edward Jones $708,431.47
- Ground Lease Funds $ 61,855.91
- Income for March $103,610.23
- Expenses March $106,530.77

- We spent $6,000 on repairing curbs, which brought the Expenses up.

Maintenance report: J. Gilliam

- Curb on Clyburn and Rock Creek. It's a work in progress. It was about 30 to 40 feet to repair.
- The playground is almost ready to go. They finally got the dome in place. They have to secure some bolts to make it safer. They still have some final work to finalize on it.
- Expanding the playground by a little bit for the wooden playhouse.
- Warnings are good this month. No penalties
- Water use is down with no penalties.

ACC report: B. Bottorf

- We had 9 new requests in March. We haven't rejected any thing. Everything has been approved and/or modified.
- Reports rejected are 0.
- Total projects completed are 6.
- Total "work in progress" is 5.

Safety and Security: J. Gilliam

- Entry gates (especially the West gate) a new trick people are trying to do to sneak in. They will set over to the right hand side. When residents approach the gate they press their clicker early and they will cut in front of them to get through the arm. Jim will put another alarm out there to extend so they won't be able to do that.
- Several complaints on a motorcycle. Had a nice talk with him and haven't had any complaints since.

Social Committee report: F. Sayer

- Thanked everyone that helped with the Easter Egg Hunt. Peter Rabbit was a great success. There were many other events. Everyone was happy.
- April 21st will be our spring potluck. Check the flyer by the mailbox to see what you should bring.

Kitchen Committee: C. Farmer

- We are in the planning stage of remodeling the kitchen in the fall. We don't know what the budget is going to be.
- We are also having a yard sale on May 19th from 8am to 2pm. Residents can sign up at the office if they are going to participate and pay $5.00 for advertising.
- There will be a dumpster a week or two after the yard sale.
- The yard sale will always be the 3rd Saturday of the month in May and September every year.

President's report: P. Bowdoin

- It was brought up in the last meeting about not having a quorum. We will have to have another annual meeting. This one will be in June.

New Business: P. Bowdoin

- No old or new business.

Homeowner Issues:

- P. Bockner was asking about closing fees on her house.
  Bill Shue stated it would be $620.00.
  Cherish Jaramillo spoke with her earlier about the transfer fees and Mrs. Bockner will call her tomorrow.
  G. Herrington stated Towne Park has nothing to do with it. It's all HOAMCO
  J. Gillian stated it would be with the Title Company.
- B. Shue do you have designated areas that you will be fixing regarding the roads and how much will it cost.
  J. Smith stated they would be doing the work themselves. That will also bring the cost of the repairs lower.
- P. Bowdoin asked J. Lindstrom if he was out of town because he hasn't seen him at our meetings. He stated he was in town.

Next meeting is May 15, 2018 at 6:30 pm

Adjournment: P. Bowdoin adjourned this meeting at 6:52 pm.

Submitted by: Cherish Jaramillo, Chris Farmer

Towne Park Board Resident Attendees:

1.	P. Bockner	10712 Central Park Dr. NE	Closing fees
2.	Ruth A. Treon	10609 Pennyback Park Dr. NE	
3.	Marion C. Treon	10616 Towne Park Dr. NE	
4.	John Repik	10407 Schenley Park Dr. NE	
5.	Barbara & Sal Ruggeri	501 Swope Park Dr. NE	
6.	Jay Lindstrom	11025 Griffith Park Dr. NE	
7.	Bill Shue	305 Rock Creek Park Dr.	Street repairs
8.	Flo Sayer	10605 Lagrange Park Dr. NE	Social Committee
9.	Ed & Tammy Branch	11029 Griffith Park Dr. NE	
10.	Linda Pasternacki	10605 Central Park Dr. NE	
11.	Tom Bussell	10512 Lagrange Park Dr. NE	
12.	Jeanne Breck	11017 Griffith Park Dr. NE	