TOWNE PARK HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
Tuesday, August 16, 2016 at 6:30 pm

Meeting Date: Tuesday, August, 16 2016; 6:30p.m.

Location: **Towne Park Clubhouse**

Members Present: Jim Jones, President; Paul Bowdoin, Vice President;Timothy Walker, Treasurer; Christina Farmer, Secretary; James Gilliam, Director; Glenn Herrington,Director;Thomas Bussell, Director

Others Present: Cherish Jaramillo and June Sotres, Community Association Managers/HOAMCO

Call to Order: The meeting was called to order at 6.33 pm by President, Jim Jones.

Roll Call and Confirmation of Quorum: Roll .call was taken and a quorum was established.

Approval of minutes: **Due to the management transition, July's Board Meeting minutes have not been completed.**

Management Report/ Financial Report: Cherish Jaramillo reported on the Management and Financial reports for period for June 2016. Financials:Operating- $35,086.68 Reserve- $504,385.65 Ground Lease Funds- $131,956.10 Income June,$110.063.31 Expense June- $68,750.09

Maintenance committee:

James Gilliam reported the following:

- 1 water leak due to over ring deterioration between clamps. Leak was repaired.
- **Handicap ramps have been finished. The decals and the signage need to be completed.**
- Tire sharks have been installed on the east gate but can't be put into operation until all the signs are in place.
- Tire sharks will be installed on west gate next week.
- Speed bumps (open to suggestions)
- **Desensitized the clickers to ensure gates open prior to arriving to the first speed bump**

Buildings and Ground Maintenance

James Gilliam reported the following:

- The invoice from Albuquerque Water Authority was received and it indicated that water usage was **down 28 percent from last month. This is primary due to repairing leaks, checking sprinklers and making necessary repairs.**
- Water prices increased 17 percent
- **Low usage in winter months brings high penalties for water usage in summer months. Board is working on solutions**

ACC: **None**

Safety and Security Committee:

James Gilliam reported the following

- **Swveillance camera showed young individuals going through cars but no damage done to v hicles.**
- Two prowlers trying to open owners doors in Schenley Park
- Theft building on La Grange
- Automobile theft but has not showed up on the crime report

Social Committee — Reported the following:

- Take Back Night Event- 60 to 70 individuals attended. Some in attendance were Chief Gordon Eden and Commander Shane Rodger.
- Silent Auction for the children's playground brought in $525.00
- Analyzing Your Personalities Event being held on August 2?'h in the Commmunity Center.

President's Report: — Jim Jones reported the following:

- There is not any unfinished business or new business that the Board had to discuss.
- **There were three homeowners that raised issues. Homeowners that file a written complaint or written issue, the Association will respond in writing. Board informed homeowners to notify the Association of any issues or complaints.**
- Last month a petition to remove Mr. Jones from the Board and had been resubmitted even though this submission had been denied on January 13, 1016 by Adam Valdivian; Therefore, making the submission invalid. Christina Farmer choose to take time to review and validate the petition a **second time.**
- For the Record Christa M. Farmer read the Certification of Petition (please see attachment).
- All members of the Board received a letter from Howard Pomp, Sentry's new CEO. Board agreed to talk to Mr. Pomp about complaints that were filed last fall while they were managing the **Association.**
- All correspondence in regards to the petition are posted in the Towne Park Community Room
- Report to the owners and Board from Mr. Jones dated 8/16/2016. (please see attachment)

Adjournment: — Meeting adjourned at 7:25pm

Respectfully submitted,
Cherish Jaramillo
Towne Park Community Manager/HOAMCO

Approved By_____ Date._____