TPHOA BOARD OF DIRECTORS MEETING

Tuesday, December 13, 2016

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

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

Called to Order at 6:30 pm by Vice-President, P. Bowdoin. Roll call conducted with Jim Jones and Chris Farmer absent. A quorum of four members established.

Approval of meeting Minutes: Meeting minutes from November 15, 2016 were approved unanimously. Next Board Meeting: TBA.

Management Report: Cherish Jaramillo:

- Announced the Annual Meeting will be on January 28, 2016 at Manzano Mesa Multigenerational Center. Sign in will begin at 9:00 am with the meeting starting at 9:30 am and ending at 12:00 pm. We must be out by 12:00 pm.
- Homeowners received statements late due to the Thanksgiving Holiday. Statements were mailed out but sat at the post office. Be aware this may happen for Christmas & New Years. Encouraged homeowners to sign up for e-statements that way the homeowners will receive them electronically on a set date.

Financial Report: T. Walker reports for the period of October 2016.

Financials: Operating - $41,797.97
Reserves - $485,838.04
Ground Lease - $171,176.12
Income - $124,241.24
Expense - $69,534.69

Social Committee: D. Schulte reports:

- The Christmas Party was a success. She thanked volunteers for their help and support. There were over 65 people there. There was fun for all.

ACC: P. Bowdoin reports:

There were 4 new requests, 1 denied and 3 finished.

- Lights out at 10815 Pennyback and 11028 Lagrange

ACC: J. Gilliam reports:

- New ceiling fans were installed in the clubhouse
- Flagpole has a broken clip
- Tree trim in progress starting from the east of the community going west
- Fire hydrants will be flushed in January
- Vehicle hit west wall. It was a hit and run. Police report was filed.
- It's tax time for mailbox break-ins. Make sure to pick up your mail when it's delivered and don't let it set in the mailbox.
- Homeowners make sure you are not overloading your circuits with Christmas lights.
- B. Ruggieri asked: "Are we going to do anything about the back wall?" Paul answered "No!" and explained why.

New Business: President's report stated by P. Bowdoin:

- Reiterated that Towne Park Homeowners be out of the Manzano Mesa Multigenerational Center by 12:00 pm on January 28th.
- Election Committee in charge of proxy votes. Glen Witt is the Chairman.
- Election Committee is independent from the Board of Directors.
- Election Committee set up a Meet and Greet on January 10th at 6:30 pm for Homeowners to meet the candidates.

Old Business: Maintenance: T. Bussell reports:

- He is trying to get a short-term committee to review into playground equipment. Only one person shared interest.
- Still looking for volunteers.

Library Committee: B. Ruggieri

- Every Monday someone is at the Library to assist taking donated books.
- To donate books to Library there is a box in the there and put books in it.
- Come in on weekends through the back gate and they can still get books.

Homeowner Issues:

- Anne Blackburn raised concerns about the Bylaws and how she feels they are not being executed properly. Anne expressed that she is doing her own research on this and will be specific as possible about the concerns she has regarding the Bylaws. Anne's main concern at this meeting was the "Conflict of Interest" rule. Anne asked: "Did Jim Jones get fined for his violations?" Cherish replied: "She does not know how things were handled when Towne Park was with Sentry Management, but HOAMCO did address the violations and they were corrected. She didn't know what happened when Towne Park was with Sentry b/cc.
  G. Herrington responded to her statements and stated: "We need to know what needs to be changed with specifics and then we can look into this complaint."
- A Homeowner suggested that we have the street gutters cleaned with a professional street cleaner in the future.

- Bill Shue had these questions on the Bylaw changes: "Did the Board consult with an attorney regarding the changes to the Bylaws and were they legal? Did all the changed conform to the NM HOA rules and regulations that were changed in 2013. Do all the changes meet with the nonprofit corporation that Towne Park is governed under? When the changes to the Bylaws were agreed upon who attended those meetings? Was there a committee set up to do these changes or was it just the Board?" "Did the Board ask for input from any of the Homeowners?" He questioned the protocol for the February Annual meeting. He also stated we should be aware of who we put on this Board. P. Bowdoin replied that Bill's questions has been sent to an attorney and will be addressed.
- Homeowner was concerned for herself and her neighbors because her bike was stolen. Just want her neighbors to be aware of their surroundings.
- A. Blackburn suggests when the Board is reviewing legal documents we should have two homeowners sitting with us to review the changes.

Adjournment: P. Bowdoin adjourned this meeting.

Submitted by: Cherish Jaramillo and Chris Farmer