TOWNE PARK HOMEOWNERS ASSOCIATION
RESIDENT'S ANNUAL MEETING

Saturday, February 17, 2018 at 10:00 AM

AGENDA

- Call to Order
- Approval of 2017 Annual Meeting of Members
- Appreciation for Committees
    - Recognition of Volunteers
- Treasurer's Report
- Election Chairman for Directors
- New Business
- Open Discussion
- Adjourn

TOWNE PARK HOMEOWNERS ASSOCIATION
Resident's Minutes of 2017 Annual Meeting
Saturday, February 17, 2018 at 10:00 AM

AGENDA

Location: Manzano Mesa Multi-Generational Center

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

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

Roll call conducted. A quorum of seven members established.

Called to Order: President, P. Bowdoin, called the meeting to order at 10:01 am. Quorum of seven members established.

Approval of 2017 Annual Meeting Minutes: Approval of Meeting Minutes:
P. Bowdoin asked for approval of the Annual meeting minutes of February 18, 2017.
There was a motion by Tim, seconded by Glenn. The eligible members present passed the minutes and they were approved unanimously.

P. Bowdoin asked for approval to follow the original agenda.
There was a motion by Tim, seconded by Bill. The eligible members present passed the minutes and they were approved unanimously.

Management Report: C. Jaramillo
No report

Grounds and Maintenance Committee:
Jim Smith
Robert Everett

Appreciation and Thank You: P. Bowdoin

P. Bowdoin recognized the residents that have done work for Towne Park:

Election Committee:
- Glen Witt
- Stefan Martin
- Sally Meeks
- John Repik
- Del Marie Cleland
- Carol Fulenwider
- Sandra Lambert
- Flo Sayer
- Dr. Santimoti S
- Ruth Treon

Orientation Committee:
- Paul Bowdoin
- Wally McCorkle

Maintenance Committee:
- James Gilliam
- Paul Bowdoin
- John Halliday

Safety & Security Committee:
- James Gilliam
- Paul Bowdoin
- Wally McCorkle

Social Committee
- Jeanne Breck, Co-Chairman
- Flo Sayer, Co-Chairman
- Connie Pomeroy
- Michelle Holtby
- Gerry Pregent
- Retta McCorkle
- Helen Martin
- Vilma Colon

Library:
- Barbara Ruggieri
- Sal Ruggieri

ACC:
- Bill Bottorf
- Helen Martin
- Bill Fulenwider

Exercise, Swimming & Yoga Classes
Helen Martin
Jeanne Breck
Carol Fulenwider
YiHan Chang

Behind the Scene Individuals
Wally McCorkle
Stefan Martin
Helen Martin
Marion Treon
Diane Schulte

Towne Crier
Sue Bowdoin

Treasurer's Report: G. Herrington

Cash in operating Funds	$ 78,109.18
Reserves	$ 689,985.45
Ground Lease	$ 73,400.14
Income YTD	$ 104,959.88
Ground Lease Assessments	$ 28,634.00
Water Assessments	$ 17,325.31
Property Taxes	$ 49,281.19
YTD Income	$1,383,981.09
Expenses for Administration	$ 105,764.99
Building Maintenance	$ 53,053.21
Grounds Maintenance	$ 182,062.62
Pool, Spa, Clubhouse	$ 9,244.76
Tax Prep	$ 3,522.25
Utilities	$ 338,981.05
Transfer to Ground Lease	$ -25,387.67
Transfer to Reserves	$ -9,908.44

In 2017 we had our money invested for 5 months. Our return was just over $17k. Just to put that in perspective, in all of 2016 we made $1600.00.

All the financials are is online.

In December 2017 TP the loan was recast $32,276.39 per month.

Our monthly payment to the loan is less than the more than were taking in for the ground lease payments.

Lots sold were 206 as of January 1, 2018. We are about 69% in sold lots.
Cost of lot as of 1 June 2017 will be $27,000 and a $700 lot transfer fee.
Encouraged homeowners to buy their lots.

Glenn stated that some of the savings has been because of the work Jim and Robert are doing. The treadmill motor went out and the company stated it would be $1900 to replace it. Jim found another motor. It was $48.00. Even though we are paying two employees we are ahead this year.

T. Walker stated we are going to do repairs on the streets in TP. We are waiting until we have the money to replace them.

T. Walker stated playground is done for now. Playground equipment cost TP $11,500. Contractors would have been $35,000. They are planning a dome climber.

Past due collections…we are working with HOAMCO and are making progress. Other Homeowner's some are good and some are bad.

The next yard sale will be held on May 19th and then September 15th at 8:00 am to 2:00 pm. A dumpster will follow the next week.

City of Albuquerque called us on recycling policy to pay $2.33. We declined there services and will pay the $2.33 per resident monthly.

The new decals need to be put on your cars. The old decals are not valid anymore. Also the information in your file needs to be updated with J. Smith.

Albuquerque Zoning says we need a city permit to raise all the walls around TP. The block wall per row is $190 plus $175 for permit plus % of cost of project. Needs a qualified contractor to prove amount to the city.

There haven't been fireworks for 3 years for holidays and it has worked out really well. Thank you!

Buying our lots. New people are not interested in buying their lots when buying there houses. The sales of lots are down. There are many reasons for not buying their lots from residents.

We bought the land for $11,100,000 in 2013 for the land and are now down to $5,300,000.

Towing policy…we need to keep paying attention to residents not parking in the correct area or the cars will be towed. This is for TP safety. Residents need their decals.

J. Gilliam stated we have a logbook in clubhouse for the security company where they logs any violations that was tagged. There is no fee for the decals.

Election of Directors:

G. Witt stated we do not have a quorum to conduct official business.

G. Witt states we are govern by Albuquerque HOA Association and Non-Profit Association Act. We have to abide with the By-Laws. Three people are on the ballot and who are presently on the Board already. An election is not necessary and has saved TP lots of money. The members that applied to run on the Board for a 3-year term are Chris Farmer, Tim Walker and Bill Bottorf.

G. Witt thanked the election committee.

Open Discussion with Residents:
P. Bowdoin opened discussion with residents:

A resident states does a wall have to be 6' and does the gate have to match.
B. Bottorf stated the rules to her. T. Walker stated they have to go through the ACC for approval.
A resident state she can't come to the clubhouse during open hours and how can she get a decal. It will be mailed if needed.
A resident asked how many lots have been sold. It is 206 lots.
A resident assumed she bought the land with the house. W. McCorkle answered her questions. She wants it to be mandatory for people who buy a house in TP has to buy the land also.
A resident suggests the clubhouse needs a facelift.
Another new resident suggests an update on the gates that cover the dumpster.
Ann Blackburn suggests solar heating bids for swimming pools.
A resident states homeless people are on the south side of the wall.
P. Bowdoin states the clubhouse improvements that have been made.
A resident thanked the Board for all the work they have done.

P. Bowdoin stated the Board of Directors would meet February 22, 2018 at 12:00 pm.
The Board will choose officers. Everyone is welcome.

Our next Monthly Board Meeting will be March 20, 2018 at 6:30 pm at the Towne Park Clubhouse

Adjourn: Paul Bowdoin adjourned the meeting at 11:25 am

Submitted by: Cherish Jaramillo, Chris Farmer

Towne Park February 17, 2018 Annual Meeting Sign-In Sheets

DV means No Designated Voter

1. Berry, Samuel	10716 Griffith Park Dr. NE
2. Blackburn, Anne	10517 Clyburn Park Dr. NE
3. Kaminis-Bottorf, Karen	11009 Griffith Park Dr. NE
4. Bowdoin, Paul	11028 Echo Park Dr. NE
5. Brimhall, James	10817 Pennyback Park Dr. NE
6. Bussell, Thomas	10512 Lagrange Park Dr. NE
7. Bygel, John	10517 Lagrange Park Dr. NE
8. Campbell, Marie	10817 Lagrange Park Dr. NE
9. Carney, Sharon	10820 Lagrange Park Dr. NE
10. Cintron, Maria	11021 Clyburn Park Dr. NE
11. Cleland, Delmarie	11020 Lagrange Park Dr. NE
12. Cook, Mary DV	10800 Griffith Park Dr. NE
13. Cruz, Leonardo	10924 Lagrange Park Dr. NE
14. Ernst, Larry	10917 Central Park Dr. NE
15. Farmer, Christina	10411 Lagrange Park Dr. NE
16. Fulenwider, Bill	10508 Lagrange Park Dr. NE
17. Gilbert, Joyce	11000 Echo Park Dr. NE (Signed 2225)
18. Gilliam, James	304 Palmer Park Dr. NE
19. Gnerich, Karen DV	11005 Griffith Park Dr. NE
20. Haynes, Shelby	10804 Griffith Park Dr. NE
21. Herrington, Glenn	10808 Lagrange Park Dr. NE
22. Hurd, Paul	10729 Towne Park Dr. NE
23. Kenley, Joan	10800 Clyburn Park Dr. NE
24. Lambert, Sandra	10709 Clyburn Park Dr. NE
25. Martin, M. Helen	10708 Griffith Park Dr. NE
26. Martin, Steven	11020 Griffith Park Dr. NE
27. Martinez, Phil	10520 Lagrange Park Dr. NE
28. McCorkle, Lorretta	10912 Griffith Park Dr. NE
29. McTowne LLC(McCorkle,Lorretta)	11017 Griffith Park Dr. NE
30. Meeks, Sara	10525 Griffith Park Dr. NE
31. Pasternacki, Linda	10605 Central Park Dr. NE
32. Peterson, Sandra	10617 Clyburn Park Dr. NE
33. Quintana, Natalia	10917 Lagrange Park Dr. NE
34. Repik, John	10407 Schenley Park Dr. NE
35. Rothmeyer, Mary DV	10709 Pennyback Park Dr. NE
36. Sasser, Arlys	324 Palmer Park Dr, NE
37. Saunders, Pauline	10728 Pennyback Park Dr. NE
38. Sayer, Florence	10605 Lagrange Park Dr. NE
39. Schiff, Alvin	10904 Griffith Park Dr. NE
40. Scott, Lisa Rae	10801 Lagrange Park Dr. NE
41. Shue, Billy	305 Rock Creek Park Dr. NE
42. Suazo, Victor	10909 Lagrange Park Dr. NE

43. Thomas, Margery	10905 Lagrange Park Dr. NE
44. Treon, Ruth	10609 Pennyback Park Dr. NE
45. Verstynen, Evelyn DV	10701 Towne Park Dr. NE
46. Walker, Dorothy	10900 Lagrange Park Dr. NE
47. Walker, Timothy	10916 Echo Park Dr. NE
48. Warren, Linda Carol	10604 Pennyback Park Dr. NE
49. Williams, Ira	420 Rock Creek Park Dr. NE (Ira is Designated Voter/Marilyn signed) (Ira passed away on June 19, 2018)
50. Witt, Glen	11028 Lagrange Park Dr. NE