TPHOA BOARD OF DIRECTORS MEETING
June 20, 2017

Location: Towne Park Clubhouse

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

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

Absent: Chris Farmer Secretary and Glenn Herrington, Treasurer

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

Approval of meeting minutes of corrected April 11, 2016 motioned by T. Bussell, seconded by J. Gilliam. Minutes were approved unanimously.

Approval of meeting minutes of corrected May 9, 2016 motioned by T. Bussell, seconded by J. Gilliam. Minutes were approved unanimously.

Management Report: C. Jaramillo

- Reporting on the May 17, 2017. Attachment will be off of the May financials.
- 5 letters of compliance and 3 fine letters were sent to homeowners.
- TP is in discussion with HOAMCO regarding a new impletion of new violation and recording violation coordinator. They will be physically driving around and sighting the violations from their car and sending letters to the homeowners. A separate committee will do the pathways.

Financial Report: C. Jaramillo

- Operating account: $58,462.30
  Reserve accounts: $577,233.38
  Ground lease funds: $103,798.45
  Income for May: $108,433.24
  Expenses are: $106,038.30

Maintenance report: J. Gilliam

- Leaks are everywhere; pipes are 30 some years old. Pipes are worn out.
- They are in the process of moving the card reader from the back gate to the front gate on the west pool. The cards act as their pass. This will give them easy access to the bathroom.
- Paul explained how much money J. Smith and R. Everett is saving TP with repairing the water leaks. We've had 10 – 12 big leaks and about 50 small leaks. TLC charges $150.00 per hour and parts are low in price.

ACC report: T. Bussell

- 20 active ACC projects, 1 new request and 4 recently completed projects.

Safety and Security: J. Gilliam

- 2 cars stolen in one night, 1 garage door open, 2 teenagers arrested
- The security company is finding many garage doors open during the night.
- Fireworks are prohibited and flyers will be posted. Citations are $200.00 to homeowners.

Social Committee report: F. Sayer

- The coffee on June 17th was a great success. Jill Garcia was the guest. She spoke on Safety and Crime Prevention.
- The National Night Out will be on August 1st from 5-7 pm and will be a potluck. The Mayor and Chief of Police have been given invitations. Please come.

President's report: P. Bowdoin

- Paul will be meeting with LANB to recast the note again. There were 194 to 196 homes.
- LANB is now on 7445 Pan American Fwy. They own the building now.
- He explained what recasting is.
- Fireworks prohibited were started 2 years ago. Citations are given to the homeowner not the person who set off the fireworks.
- Jill Garcia was a good speaker. Leaving your garage door clicker in the car is like giving the key to the front door.

New Business: P. Bowdoin

- The Board is in the process of rewriting the Homeowners Guide Book. As soon as the new book is finished the homeowners can come to the office and get a new one.
- Cherish is explaining HOAMCO provides this new service Pam Hooker will be providing this service every 14 days. It will be a drive thru TP only. Pam will be sending out three letters. First is a courtesy letter, then first late violation, and second late violation. The fine is $25, then $50 and so on. Whoever checks the pathways will send Pam the pictures and letters will be sent out appropriately.

Homeowner Issues:

- Bill Shue was inquiring about the audit. Paul stated enough information was not given to complete the audit.
- Bill Shue wants to know who to refer people regarding the purchase of the land.
- Joyce Gilbert inquired if resident's back yards are being checked. T. Bussell mentioned that they are at a standstill for now. Nothing is being done yet.
- A resident mentioned to rewire so the garage door opener will not open the door when stolen.

Next meeting will be Tuesday, July 18, 2017 at 6:30 pm.

Adjournment: P. Bowdoin adjourned this meeting at 7:10 pm.

Submitted by: Cherish Jaramillo, Chris Farmer

Towne Park Board Resident Attendees:

1. John Repik	10407 Schenley Park Dr. NE
2. Bill Shue	305 Rock Creek
3. Flo Sayer	10605 Lagrange Park Dr. NE
4. Phil Martinez	10520 Lagrange Park Dr. NE
5. Jay Lindstrom	11025 Griffith Park Dr. NE
6. Joyce Gilbert	11000 Echo Park NE
7. Wally & Lorretta McCorkle	10912 Griffith Park Dr. NE