TPHOA Board of Directors Meeting

Tuesday, March 14, 2017

Directors attending:

Paul Bowdoin, President

Tim Walker, Vice-President

Glenn Harrington, Treasurer

Tom Bussell, Director

Diane Schulte, Director

Others present: Jim, Smith, Grounds & Maintenance Supervisor Towne Park

Called to Order 6:34 PM by President Paul Bowdoin. Roll call conducted with Chris Farmer, Secretary and James Gilliam absent. A quorum of five members established.

Approval of meeting minutes: Minutes from meeting of December 13, 2016 were approved unanimously.

Introduction of Board members elected to three (3) year terms at Annual Meeting of Association Members January 28, 2016 at Manzano Mesa Multigenerational Center:

Paul Bowdoin, President

Diane Schulte, Directors

Management Report: Provided by Tom Bussell from prepared report by Cherish Jaramillo.

Financials: Operating - $125,531.28

Reserve: $486,617.18

Ground Lease Funds: $120,274.88

Income January (2017): $101,435.94

Expense January (2017): $52,174.03

- Two letters of compliance were sent, and one fine letter was sent for the month.
- Towne Park is seeking bids for concrete work to upgrade current gravel pathway from Rock Creek to the fountain/pond. Irrigation is now on in the community and residents are asked to report any observed leaks to Jim Smith or Robert Everett.
- The next TPHOA Board Meeting is scheduled for 6:30 pm April 11, 2017.

Maintenance Report: Provided by Diane Schulte substituting for James Gilliam.

- The wall at 10820 Clyburn Park has been repaired and will be painted in the next couple of days.

- A new light has been installed to illuminate the clubhouse parking lot.

- The west swimming pool will have a new cover purchased for less than $600.00. The repair of the old one would have amounted to approximately $1300.00.

- Project to install concrete on pathway between Rock Creek and the pond has received bids.

- Comment by homeowner W. McCorkle in thanks for new light at west parking lot due to the fact that he had seen a fall in that area due to darkness and lack of illumination.

Financial Report: Glenn Harrington, Treasurer

- Figures for the month already mentioned in the Management Report were acknowledged.

- The Association is about $4200.00 ahead on its budget with only about a month into the fiscal year.

- The Towne Crier published financial report should be shorter and easier to understand this month. We've been working towards that goal with HOAMCO's financial staff. Those who want more detail will still be able to access that on-line.

ACC Report: Tom Bussell, Committee Chair

- Ann Masterbrook was introduced as a new member of the committee joining Wally McCorkle and Paul Bowdoin.

- January 13, 2017 thru February 28, 2017, there were eight (8) new requests and four (4) completed projects.

Safety and Security Committee: Diane Schulte reporting for James Gilliam.

- February 20, 2017: Stolen vehicle reported and then recovered the same day. It's believed to have been a case of "unauthorized use".

- February 25, 2017: Intoxicated driver hit the east entry gate. Police were called and an rrest was made. The vehicle was towed as ordered by the police. Minimal damage was done to the fixed portion of the gate.

- March 8, 2017: Vehicle theft incident in the Golden Corral parking lot spilled over into Towne Park property ending at the Rock Creek/LaGrande area. A flash bang device and the police canine unit brought about a positive conclusion with the perpetrator in

custody and sent away in an ambulance after the entire incident had played out over 2 ½ - 3 hours.

- Two items of concern were issued to the entire community for sharing with neighbors.

    1) Do not leave mail to accumulate in your mail boxes.
    2) When you see gate damage or irregularities, please report the damage as soon as possible to increase the possibility of locating the responsible driver while they are still on our property.

Diane Schulte introduced the new co-chair people of the Social Committee, Flo Sayer and Jeanne Breck. This committee's planned schedule for 2017 is two times more ctive than 2016.

President's Report: Paul Bowdoin

- With the help of the accounting division of HOAMCO, the Board of Directors has made progress on the issue of collections on past-due accounts. Those accounts due for over 90 days and amounting to $750.00 or more are subject to liens. Currently, eight (8) liens have been filed for a total of $68,059.97. Eleven (11) intents to file lien will be mailed when Cherish returns at a total of $23,311.00. The board has sought counsel from a real estate attorney discovering the possibility of more aggressive measures which might be employed in addressing aged owner balances. We will continue to report on this issue in these meetings as we have realized the majority of Association members want to see progress in this area.

- A large dumpster will be placed in Towne Park by the city at the west park from Friday, March 24 until Monday, March 27. For your convenience in Spring cleaning, you may drop large items not normally collected in our weekly trash pick-up. No tires will be accepted.

- For informational purposes, we will begin to publish in the Towne Crier a report of compliance letters and fine letters sent for each month. Names and addresses will not be included. There have been two out-of-control parties in Towne Park during the past month.

Unfinished Business: Children's Playground Equipment

- Tim Walker reported on research of residential versus commercial grade playground equipment. Option are:

    Curved balance beam: $621.00
    Geo-Desic Dome Climber: $3,000.00
    Ladder Climber: $3,000.00
    Toddler T-Swing: $2,000.00

    In future decisions, residential grade equipment cannot be considered. We hope to be able to afford at least one item this year.

- Social Committee Budget

T. Bussell asked D. Schulte about last year's budget of $500.00.

D. Schulte explained she spent $684.00 out-of-pocket last year. This year's schedule is double the events of last year. She requested an increase from the 4450.00 budget already approved this year.

T. Bussell made a motion to increase the Social Committee Budget from 2017 from $450.00 to $1500.00 Motion seconded by D. Schulte and passed unanimously.

- T. Bussell asked for one or two more members of the Architectural Control Committee. (ACC). A notice will be posted in the Towne Crier to that effect

New Business:

- Clubhouse Rental Fee

  Motion made by Glenn Harrington to raise the Clubhouse rental fee from $50.00 to $75.00 per event.

  Motion seconded by T. Bussell

  Motion passed unanimously

- Concrete Improvement to Pathway from Rock Creek to the pond.

  Motion made to approve bid from Pyramid for $1350.00 to pave the pathway from Rock Creek to the pond by T. Walker.

  Seconded by T. Bussell and passed unanimously.

- P. Bowdoin discussed future work for the board in the areas of (1) cleanup to bring all areas into compliance, (2) finalizing a rental agreement for all rental properties and (3) revision of Homeowner/Resident Guidebook prior to re-printing.

Homeowner Issues: P. Bowdoin

- James Brimhall (10817 Pennyback Park Dr.) thinks we should open the pool before Memorial Day. He also observed possibility that people other than homeowners were using the pool last summer.
  He also had criticism of some of the equipment in the gym area.

- Wally McCorkle clarified earlier criticism of former pool monitor's inter-action with children by clarifying that the parents were violating our rules by sending under-age children to the pool.

- Mr. Brimhall approached the subject of the pool again by stating that he proposed to bring a total of ten (10) people to the pool. The board members tried to explain the accepted guest policy (four per household) to him.

Paul Bowdoin adjourned this meeting at 7:15 pm

Next meeting: April 11, 2017, 6:30 pm