TPHOA BOARD OF DIRECTORS MEETING

May 9, 2017

Location: Towne Park Clubhouse

Directors attended:
Paul Bowdoin, President
Tim Walker, Vice President
Glenn Herrington, Treasurer
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

Called to Order at 6:38 pm by President, P. Bowdoin. Roll call conducted, quorum of six was established.

Approval of Meeting Minutes:
The board needs to approve March 14, 2017 corrected version of minutes. Misspelling of Ann Mastenbrook. Also, a correction amount was typed $4450.00 to $1500.00 and corrected to $450.00 to $1500.00 approved for the year. The March minutes were approved unanimously.

The board needs to approve April 11, 2017 corrected version of minutes. T. Bussell found several errors in the minutes. It was postponed till next month.

Management Reports: C. Jaramillo for April

- There were 4 letters of compliance and 2 fine letters for April sent out by HOAMCO.
- She thanked the residents for getting their assessments and payments dropped off a little earlier in the month so they can get them to LasVegas sooner. They are trying not to be charging late fees.

Treasurer/Financial: G. Herrington for March and April

- The books are now current
  Operating account: $159,965
  2 Reserve accounts: $486,000.00 and 108,000
  Income as of April: $101,000
  So far Expenses are: $86,000
- There are some other reserve account that will be caught up next month

Maintenance report: J. Gilliam

- New blinds in clubhouse
- Repaved pathway behind pond on Rock Creek
- Fire hydrants are now operating. There were 4 out of 14 that needed have valves repaired. There was one hydrant that leaked so bad was taken out of commission
- The bark beetle damaged several trees. In the east park there are several trees that need to be taken down completely.
- Pools won't be opening earlier than May 26 due to weather
- ProLawn has been trimming lawns where the owner didn't want trimmed
  - J. Smith is now putting dots in the front yards to help the homeowners
    - White dot is no service totally
    - Blue dot is to not trim anywhere but can mow and blow the lawn
- J. Smith asked residents to report any water leaks they might see in their neighborhood

ACC report: T. Bussell

- 14 requests in process, 5 requests are waiting for further information from people who submitted them, 7 completed and approved and the ACC are always grateful for volunteers
- All the lights are working in the common areas. Volunteer, Jim O'Lara was thanked for checking the lights.

Compliance report: T. Bussell

- First wave…on inspection tours, 150 pictures were taken last month documenting failures to comply. There were 12 complaints that were directed to TP. Jim and Robert took care of those complaints. HOAMCO, due to a contractual position, letters could not be sent out.

- Second wave…if you have a private yard, you have a wall that goes from that yard into a common area, where foliage is growing over that wall, contact the office and leave a message you have 15 days where you can do that it yourself if you prefer. Otherwise ProLawn will be doing it for you.
- The Board is in negotiations with HOAMCO because the compliance is not quite what is expected.
- Legal parking in TP. Park Right will, at no cost to TP, patrol the area. They work with Greg's Towing. They will be leaving a first warning and then tow it on the second.
- New decals for Towne Park Resident's. Vehicles will not be towed when that decal is on.
- Changing to a new ACP Security, Albuquerque Courtesy & Parking LLC is in TP, 3 x every night 21 times and 7 days a week. We now have better service and they are affordable. New company will be checking the pools after closing hours and making sure no one is in the pools after hours.
- A motion to accept the new company and ask for a new proposal was made by T. Bussell and seconded by Glenn Herrington. Motion was approved unanimously.
- Glenn mentioned the new security company has offered to physically inspect the resident's home, while are on vacation for a fee of $35 for 2 weeks period or $70 a month.
- T. Bussell made a motion to accept the proposal from Park Right and Greg's Towing at no cost to TP. T. Walker seconded. Motion was approved unanimously.

Safety and Security: J. Gilliam

- 2 incidents last month – a vehicle was broken into and a loss
- No other incidents have been reported this month

Social Committee report: F. Sayer

- Easter Egg Hunt was great success
- May 27 Spring Fling Pot Luck.
- June 17 Crime Prevention & Safety by Albuquerque Police Department, Jill Garcia from APD is invited.
- August 1 Annual National Night Out with silent auction. Proceeds will go to the TP Children's Playground Fund. Albuquerque's Mayor, Richard Berry and Albuquerque Police Chief, Gordon Eden Jr. are invited.

President's report: P. Bowdoin

- Security Company changes and Parking Company.
- Dogs are a continued problem. Leases are a must.
- TP looks better than it ever has looked. LANB are please with the way TP looks.
- Four complaints about ProLawn
- Library is doing great. Barbara and Sal are appreciated
- T. Walker - Raised wall needs a permit from ABQ Zoning from city then the ACC committee.
- HOMACO Services was declined – Violation violator, Pam Hooker, Coordinator
  Every 14 days drives through to check on violation and takes a picture and sends a letter.
  After 14 days it would be fine implemented. She would not get out of her car.
  Compliance committee will take care of pathways.
  Violations will be put in print to acknowledge what the violations are.
  Health and Safety has to be looked into first.

Homeowner Issues:

- House pets are to be refined to your house. Cats are coming into yards and tearing up her garden. She is trying to address residents that are not responsible for their animals.
- A resident put forks in her yard near her plants and cats don't come in her yard
- Dog poop in pathways is not being picked up
- We have a Cat catcher in the office to use.
- Animal Control will trap Ferrell cats and fix them, so they won't reproduce, then return them to TP.
- Jim and Robert will plant any small rooted trees donated by residents.
- New renters can't get Towne Crier. There are copies in office.
- New Security Patrol & Parking Company rules and regulations " Enforcing TPHOA Vehicle Policies" will be in the Towne Crier.
- First weekend in June dumpster will be here.

Adjournment: P. Bowdoin adjourned this meeting at 7:37 pm.

Submitted by: Cherish Jaramillo & Chris Farmer