TPHOA BOARD OF DIRECTORS MEETING

October 17, 2017

Location: Towne Park Clubhouse

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

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

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

Approval of Meeting Minutes:

- Approval of meeting minutes of September 19, 2017 motioned by T. Walker, seconded by B. Bottorf. Minutes were approved unanimously

Management Report: C. Jaramillo

- Reporting on September, 2017
- Annual meeting is scheduled for February 17, 2018 at 9:00 am at Manzano Mesa Multigenerational Center.
- Schedule the clubhouse soon if you need it for the holidays.
- There were 6 letters of non-compliance and 2 fine letters sent to homeowners.
- There were 4 still open from August and new violations were sent.
- There were 2 liens placed on homes in September and 1 home that was delinquent paid debt in full.

Financial Reports: G. Herrington

- Income for September $124,312.08
- Expenses for September $ 78,684.81
- In the black $ 45,627.27
- Operating Account $ 65,238.95
- Reserve Edward Jones $639,772.62
- Ground Lease Fund $ 87,495.37

Maintenance report: J. Gilliam

- T. Walker reported on the playground's progress. Equipment should be here by the first week of November.
- The equipment coming is something the kids can climb on and a T- swing for the infants. They are doing a plastic border and then filled with sand.

Building and Grounds Maintenance: J. Smith

- 1 bad water leak is repaired without turning the water off.
- Irrigation has been turned down.
- Water bills should also be down.

ACC report: D. Schulte

- 7 projects previously approved. They are still in process of completion.
- 12 new change requests were received in last 30 days and all but one of them have been approved. 2 have been approved on an emergency basis and 4 have been completed.
- 8 more projects have been completed and approved and 1 needs more information.

Safety and Security: J. Gilliam

- There were 3 incidents reported to Police
- There were 2 disturbances
- We now have ACP Security Control magnets for our refrigerators to report any incidents.
- They are available from 10:00 pm to 5:00 am. Leave a message on the answering device.

Social Committee report: F. Sayer

- September 23rd we have Vulcan Water Products by Andy Dixon. He spoke on "How to treat our water and look for affordable options."
- November 4th will be our Thanksgiving Pot Luck at 4:30 – 7:00 pm at the clubhouse.
- In December we will have our Christmas Crock pot Event and more information will be coming at the next board meeting.
- Next month will be the "Annual getting ready for next year". Let the social committee know if there are any topics you would like them know.

Secretary: C. Farmer

- Towne Park's Fall Festival will be on October 28th from 1:00 to 3:00 pm. There will be many games and events and lots of fun.

President's report: P. Bowdoin

- On October 11, 2017 we recast the note again. The monthly payment is $32,276.30. A savings of $7,918.00 and a savings of $95,023.00 per year and the new balance is $5,709,000.00.

New Business: P. Bowdoin

- Jim Smith and Robert Everett is doing a marvelous job and saving Towne Park lots of money.
- Residents are putting their garbage out at 9:00 am on Tuesday instead of Wednesday. Vinnie starts at 8:00 am on Wednesday. The rulebook states you can put it out at midnight (12:00 am) on Wednesday.
- Commercial bags are in clear bags for recycle and cardboard 4' lengths taped out.
- Pam Hooker is stating everyone is cooperating with her.
- New decals (stickers) we need to get them to the residents. In the morning is a good time to come to the clubhouse to get the decal.
- Applicants are needed to run for the Board. Deadline is November 15th. Pick up your application at the office.

- The city of Albuquerque notified Towne Park we have not paid for recycling. We are not having recycling bins placed here. Every resident will be paying $2.33 a month to the city and Vinnie will be doing the same as he has. There will be no change.

Homeowner Issues:

- Barbara Ruggeri – Why don't we charge for the extra parking areas? There was a $5.00 charge but it was discontinued. This area is basically for guests.
- Linda Pasternacki – Residents who have short driveways should be able to park in the free parking areas.
  LANB is letting employees go. Will this affect Towne Park? No! We have no loans with them.
  Her neighbor is saying that 3' of her property belongs to him. This is called and an easement and he does not own it. He has to get permission from her to do work on his house in her yard.
- Wally McCorkle – What is the number of lots sold? 206 lots have been sold.
- James O'Lara – Streets repair. The repairs cannot be done at this time. It should cost $1,500,000.00.
- ?????????Chad Rio???? He is in the U.S. Army. Has lived here 16 years. Wants to raise his wall. He was referred to the ACC Committee.

Next meeting is November 21, 2017 at 6:30 pm

Adjournment: P. Bowdoin adjourned this meeting at 7:06pm.

Submitted by: Cherish Jaramillo, Chris Farmer

Towne Park Board Resident Attendees:

1.	Ruth A. Treon	10609 Pennyback Park Dr. NE
2.	Marion C. Treon	10616 Towne Park Dr. NE
3.	John Repik	10407 Schenley Park Dr. NE
4.	Barbara & Sal Ruggeri	501 Swope Park Dr. NE
5.	Wayne Barrintin	11016 Echo Park Dr. NE
6.	Patrick Maynez	10809 Central Park Dr. NE
7.	James O'Lara	10701 Central Park Dr. NE
8.	Flo Sayer	10605 Lagrange Park Dr. NE
9.	Gerry Pregent	10736 Pennyback Park Dr. NE
10.	Linda Pasternacki	10605 Central Park Dr. NE
11.	Tom Bussell	10512 Lagrange Park Dr. NE
12.	Jay Lindstrom	11025 Griffith Park Dr. NE
13.	Ann Mastenback	10815 Central Park Dr. NE
14.	Wally & Retta McCorkle	10912 Griffith Park NE
15.	Bill Shue	305 Rock Creek Park Dr.
16.	Tanvir I	10808 Griffith Park Dr. NE
17.	Joyce Gilbert	11000 Echo Park Dr. NE
18.	Jeanne Breck	11017 Griffith Park Dr. NE