TPHOA BOARD OF DIRECTORS MEETING

September 18, 2018

Location: Towne Park Clubhouse

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, 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 November 21, 2017 motioned by T. Walker and seconded by B. Bottorf. Minutes were approved unanimously.

Management Report: C. Jaramillo

- 11 letters of noncompliance were sent
- 1 fine letter was sent to homeowner
- 2 violations open from July
- 2 liens were place on homes in August
- The curb repairs and irrigation are being done

Financial Reports: G. Herrington

- Operating Account $ 60,193.16
- Reserve Edward Jones $765,640.17
- Ground Lease $ 45,000.00 Palmer House lot will be paid off soon.
- Income for August $121,692.75
- Expenses for August 94,193.93

Maintenance report: J. Gilliam

- Dumpster – Please put the paints and chemicals on the gravel west side of compactor.
- The water use is down.

Building and Grounds Maintenance: J. Smith
No report

ACC report: B. Bottorf

- Report for August
    1. New Requests - 5
    2. Cancelled - 1
    3. Projects Completed - 4
    4. Work in Progress - 6

Safety and Security: J. Gilliam

- Sunday night was gunshots over by Skyline Dr. SE
- Crimes.com can be accessed the crime in Albuquerque

Social Committee report: F. Sayer

- August 7th we celebrated National Night Out". Mayor Keller spoke on many changes there will be in the city. There were many other speakers.
- September 22nd our coffee will be a person from AARP to speak of the benefits.
- October 27th will be our TP Fall Festival. More info to come.
- More information will be coming in October regarding Thanksgiving and Christmas.

President's report: P. Bowdoin

- We have collected over $33,000 on past due accounts the last 60 days for accounts that are over 90 days.
- The Board is preparing to implement a clause in the HOAMCO contract regarding TP's website.
- Wally McCorkle spoke on proposed website. Towne Park Homeowners Association will own the website instead of the management company. The reason for this is if there is a change in management companies all the data will be contained on the TPHOA's website and will not go away. The website will "towneparkabq.com". Claire Shuford is an experienced Webmaster. There will be some cost to this and it will be secure. The homeowners will have access to documents posted on the website.
- Glenn Herrington spoke on continuity with the website. TP will always have this information documented on the website. There will be different levels of access for different things.
- There will be charges of over $2000.00 to set it up and an annual charge will be $1000.00.
- Claire Shuford spoke on costs in creating the website. Her cost for managing the website is $50 an hour. She will be putting information on the website and keeping it secure. She answered many questions from homeowners.

New Business: P. Bowdoin

- A motion was made by B. Bottorf to take the steps to establish a proper website for Towne Park ABQ and it was seconded by T. Walker and was approved unanimously.
- We voted to purchase the Palmer House lot and we will close on that in a week.
- We will be recasting our loan.

Homeowner Issues:

- H. Martin stated we are trying to establish another Neighborhood Watch as one entity instead of many small entities. A meeting will be on October 10th at 6:00 pm at the clubhouse.
- J. Gilliam stated we also have ACP Security. Call 242-COPS first.
- B. Shue asked about the street repairs. T. Walker responded to his request. We need to do many repairs in other areas before the streets can be repaired.
- Wally McCorkle received an estimate prepared from Armour Pavement Inc.
    1. Micro-Surface Seal Coat, which will run about a $241,000.
       It will last about 4 years and the average cost per year is about $60,000.
    2. Basic overlay, will run $741,000 and it will last 10 years and average cost will be $79,000 to maintain per year.
    3. Basic overlay, two add-opt, will run $867,000 and last 15 years and average cost will be $81,000 to maintain per year.
    4. Install pavements, remove and repave 3" thick, 60,485 square yards will run $1,400,000 and last 25 years and an average cost will be $58,000 per year.

  Mr. Kolenc seams to be saying is if your willing to do the more expensive you'll get a better return for your money in the long run.

  Many repairs need to be done before anything can be done.

  A homeowner asked about a warranty.

  A homeowner asked about the irrigation in TP.
- B. Shue asked about recasting TP loan.

Next meeting is October 16, 2018 at 6:30 pm.

Adjournment: P. Bowdoin adjourned this meeting at 7:28 pm.

Submitted by: Cherish Jaramillo, Chris Farmer

Towne Park Board Resident Attendees:

1.	Helen Martin	10708 Griffith Park Dr. NE	Neighborhood Watch
2.	Bill & Carol Fulenwider	10508 Lagrange Park Dr. NE	
3.	Marion C. Treon	10616 Towne Park Dr. NE	
4.	Ruth A. Treon	10609 Pennyback Park Dr. NE	
5.	Flo Sayer	10605 Lagrange Park Dr. NE	Social Committee
6.	Wally & Retta McCorkle	10912 Griffith Park NE	
7.	Barbara & Sal Ruggeri	501 Swope Park Dr. NE	
8.	Claire Shuford	10704 Lagrange Park Dr. NE	
9.	John Repik	10407 Schenley Park Dr. NE	
10.	Bill Shue	305 Rock Creek Park Dr. NE	Street Repair
11.	Ann Mastenback	10815 Central Park Dr. NE	
12.	Jay Lindstrom	11025 Griffith Park Dr. NE	
13.	Linda Pasternacki	10605 Central Park Dr. NE	
14.	Stacy Miller	10805 Lagrange Park Dr. NE	
15.	Don Cain	10733 Clyburn Park Dr. NE	
16.	Maria Cain	10733 Clyburn Park Dr. NE	
17.	Joyce Gilbert	11000 Echo Park Dr. NE	
18.	Jeanne Breck	11017 Griffith Park Dr. NE	
19.	Tammy Branch	11029 Griffith Park Dr. NE	
20.	Sodh Addemore	10716 Pennyback Park Dr. NE	