TOWNE PARK HOMEOWNERS ASSOCIATION
RESIDENT'S ANNUAL MEETING

Saturday, February 9, 2019 at 10:00 am

AGENDA

- Call to Order
- Verify Quorum:
  Management will verify there is a quorum between attendees and proxies.
- Approval of June 5, 2018 Annual Meeting Minutes
- Appreciation for Committees

  Recognition Volunteers
- Election of Directors, Glen Witt

  Introduction for the vacant Candidate Director positions.

    Each candidate is allowed 3 minutes.
    Residents may question the candidates up to 5 minutes
- Treasurer's Report – G. Herrington
- Report of the President
- Election results by Chairman of Election Committee – G. Witt
- New Business
- Homeowners Open Discussion
- Adjourn (Meeting must be concluded by 11:30 am

TOWNE PARK HOMEOWNERS ASSOCIATION
Resident's Minutes of 2018 Annual Meeting
Saturday, February 9, 2019 at 9:30 am

AGENDA

Location: Manzano Mesa Multi-Generational Center
501 Elizabeth SE
Albuquerque, NM 87123

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

Absent: John Halliday, Director

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

Called to Order: President, P. Bowdoin, called the meeting to order at 10:01 am.
Quorum of six directors was established.

Approval of 2018 Annual Meeting Minutes:
P. Bowdoin asked for approval of the Annual meeting minutes of June 5, 2018
There was a motion by T. Walker, seconded by B. Bottorf.
The eligible members present passed the minutes and all was approved unanimously.

Glen Witt opened the meeting explaining the method used in voting. He thanked everyone for their cooperation.
He introduced Glenn Herrington and James Gilliam, candidates running for the board.
Glenn Herrington, Treasurer– a resident asked what type of investments have been made?
James Gilliam – Safety and Security – no questions were asked by residents.
Glen Witt asked everyone who had a ballot to vote and pass them over to the end of their row to be picked up and counted by the election committee.
Glen Witt made an announcement..."THE MEN HAVE BEEN ELECTED!"
After voting, these men are on the Board of Directors for a 3-year term.

Management Report: C. Jaramillo
No report

Grounds and Maintenance Committee:
Jim Smith
Robert Everett

Appreciation and Thank You's: P. Bowdoin
P. Bowdoin recognized the residents that have done work for Towne Park.

P. Bowdoin stated the Board of Directors have no authority over the Election Committee.
Election Committee:
Glen Witt
Stefan Martin
And many other volunteers

Orientation Committee:
Paul Bowdoin
Wally McCorkle

Maintenance Committee:
James Gilliam
Jim Smith

Safety & Security Committee:
James Gilliam

Social Committee
Jeanne Breck, Co-Chairman
Flo Sayer, Co-Chairman
Connie Pomeroy
Michelle Holtby

Library:
Barbara Ruggieri
Sal Ruggieri

ACC:
Bill Bottorf
Helen Martin
Bill Fulenwider

Exercise, Swimming & Yoga Classes
Helen Martin
Carol Fulenwider
YiHan Chang

Towne Crier
Sue Bowdoin

Behind the Scene Individuals
Wally McCorkle
Stefan Martin
And many others

Treasurer's Report: G. Herrington

Cash in operating Funds		$
Reserves		$755,500
Ground Lease		$
Escrow		$
IncomeYTD	$	
Ground Lease Assessments		$
Water Assessments		$
Property Taxes	$	
Miscellaneous		$
YTD Income		$
Expenses for Administration		$
Building Maintenance		$
Grounds Maintenance		$
Pool, Spa, Clubhouse		$
Taxes		$
Utilities		$
Transfer to Ground Lease		$
Transfer to Reserves		$
Total		$

In 2017 we had our money invested for 5 months. Our return was just over $17k. Just to put that in perspective, in all of 2016 we made $1600.00.

In December the loan was recast $_____per month.
It's almost $_____less per month for loan payment.

Our monthly payment to the loan is less than the more than were taking in for the ground lease payments.

Lots sold were 217 as of January 1, 2018. We are about _____%
in sold lots.

Cost of lot as of 1 June, 2017_____ will be $27,000 and a $700 lot transfer fee.

Encouraged homeowners to buy their lots.
Every year TP is $_____ short every year.

Last FY $_____ in cash fund now.
This year was $_____. This year we are in the positive of $_____.

Glenn stated that some of the savings has been because of the work Jim and Robert are doing. The treadmill motor went out and the company stated it would be $1900 to replace it. Jim found another motor. It was $48.00. Even though we are paying two employees we are $_____ ahead this year.

P. Bowdoin asked Glenn for numbers for 2015, 2016 & 2017 end of year _____.
G. Herrington stated.

T. Walker stated some of the street lights have been changed. He explained the white lights are the LED's and they use much less electricity.
Security gates on both gates now have magnets for safety reasons.
New equipment in the playground area.
Bought the Palmer House.
Water pump has been put in on Rock Creek.
New beverage machines in the exercise room.
A lot of tree trimming and replacement trees have been put in.
A new swamp cooler has been replaced in the clubhouse.
Claire Shuford created a new website for Towne Park.
Jim and Robert worked the doors on the dumpster area.
The city argued with TP that we haven't been paying for recycling for a number of years.
We didn't want the big trucks on our property. We negotiated and we pay them for recycling and they keep their trucks out of TP.
We have remodeled the kitchen.
The old carpet was taken out of the main room and tile was put in.
There is a new decal for our resident's cars. It can be picked up at the office.
Naming the pathways was suggested. They will also put exercise bars in the pathways.
Collections are down to $58,000 from over $100,000.
New lounge chairs at the pools.
We are getting bids on road construction.
Jim will be doing some painting in the main room.
Solar Lighting and LED's has been put up at the mail boxes.
Foyer has old carpet and tile and will be updated.
Update cameras at both pools.
New slab at parking and picnic areas.
New rides at the playground.
Painting or sandblast the outside walls.
Paint the metal gates.

ACC: B. Bottorf
Stated the metal edging has to be painted the same color as the trim.

G. Herrington informed the resident's of the website.
Leave the outside lights on at night.
Neighborhood Watch: H. Martin
Towne Park will all watch out for each other to keep us safe.
ACP comes through TP 3 times a night or 242-COPS.

There were applause for the Board of Directors for all the work they have been doing.

P. Bowdoin stated the Board of Directors would meet March 19, 2019 at 6:30 pm.
We will choose officers. Everyone is welcome.

New Business:
P. Bowdoin stated we will be repaving of our roads soon.
Overdue accounts are not the same people.

Open Discussion with Residents:
P. Bowdoin opened discussion with residents:
B. Shue asked about the streets. Wants a presentation regarding the streets for the resident's.
A resident stated ProLawn needs to be told to pick up garbage around the park.
W. McCorkle spoke on the roads contractors. Resident's asked many questions about the roads
A resident wants the utility boxes painted.
J. Breck stated there will be a meeting for heart health at APD.
A. Blackburn asked about the kitchen. Wants to know if there is a committee for the kitchen remodel.

Adjourn: Paul Bowdoin adjourned the meeting at 10:54 am

Submitted by: Cherish Jaramillo, Chris Farmer