TPHOA BOARD OF DIRECTORS MEETING

January 15, 2019

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 was absent

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 six was established.

Approval of Meeting Minutes:
Approval of meeting minutes of November 21, 2018 motioned by B. Bottorf and seconded by T. Walker. Minutes were approved unanimously.

Management Report: C. Jaramillo
4 letters of noncompliance were sent and 1 fine letter was sent to the homeowners.
1 lien was placed on a home in December.

Upcoming news in the community:
Please check your mail daily. There have been break-ins in the area.
Our next monthly meeting is March 19, 2019 at 6:30 pm.

Annual Meeting is February 9th at Manzano Multigenerational Center.
Sign in starts at 9:30 am and the meeting starts promptly at 10:00 am.
Please turn in proxy if you are not available to attend the meeting.

Financial Reports: G. Herrington

| | |
|---|---|
| Operating Account | $ 71,316 |
| Reserve Edward Jones | $ 770,915 |
| Land Lease Funds | $ 83,985 |
| Income for December | $ 50,095 |
| Expenses for December | $ 37,648 |

Loan Balance $4,778,403

Maintenance report: J. Gilliam
Jim will be reporting on the difference on spring and winter water rates.
Jim and Robert will be draining the pools and ponds and getting them ready for spring.
The fire hydrants will be having their yearly check-up and maintenance to make sure they are running correctly for the new year. They will be here within the next couple of weeks.
Kitchen update. Countertops will be installed next week.

Building and Grounds Maintenance: J. Smith
No report

ACC report: B. Bottorf

December ACC Report is:

| | |
|---|---|
| New projects | 7 |
| Cancelled | 0 |
| Completed | 10 |
| Pending | 12 |

Safety and Security: J. Gilliam

Increase of suspicious people have been noticed around Towne Park and reported.

Social Committee report: J. Breck

Flo Sayer fell when getting up to give the report. She hurt her mouth and knees.

We are looking forward to Crystal Stiles, who is the Community Relations' Director from Las Colinas Village, on February 16th at 10:00 am to 11:30 am.

Valentine treats will be served.

President's report: P. Bowdoin

Kitchen report will be done in 2 weeks

Packet for voting everyone has received already with proxies.

Please fill out the proxy's if your not coming to the meeting and drop it at the office.

We need approximately 75 to 85 for a quorum.

We don't have an ice policy. Jim was looking for salt and there wasn't any around the city.

Unfinished business: New web site is complete. Approximately 87 have signed up already. T. Walker stated tile would be put in the main room. Tile was 87 cents a tile. He put a motion to allocate $2500 for tile in main room. It was approved unanimously.

New Business: P. Bowdoin

We planned on having a Meet & Greet for this election. The candidates introduced themselves and explained their history.

Glenn has been investing money and making money. We are $1000 under budget.

Homeowner Issues:

Karen Bottorf – Paint outside walls. It will be taken under advisement. Suggestion on how to get proxy's for our Annual Meeting.

Glen Witt – Election absentee ballots & proxies. He looked at the wrong website.

Jacob Tapia – 5 year plan for improvements. Checking on how we are doing on the budget,

Bill Shue – Money issues for Towne Park

Next meeting is our Annual Meeting on February 9, 2019 at 9:30 am for registration and 10:00 am for the meeting at Manzano Mesa Multigenerational Center

Adjournment: P. Bowdoin adjourned this meeting at 7:05 pm.

Submitted by: Cherish Jaramillo, Chris Farmer

Towne Park Board Resident Attendees:

| | | |
|---|---|---|
| 1. Bill & Carol Fulenwider | 10508 Lagrange Park Dr. NE | |
| 2. Flo Sayer | 10605 Lagrange Park Dr. NE | |
| 3. James O'Lara | 10701 Central Park Dr. NE | |
| 4. Jacob Tapia | 11032 Lagrange Park Dr. NE | 5 year plan |
| 5. Ed & Tammy Branch | 11029 Branch Park Dr. NE | |
| 6. Glen Witt | 11028 Lagrange Park Dr. NE | |
| 7. Bill Shue | 305 Rock Creek Park Dr. NE | Investing |
| 8. Terry Whitman | 10804 Central Park Dr. NE | |
| 9. Karen Kaminis-Bottorf | 11009 Griffith Park Dr. NE | Paint outside wall |
| 10. Carol Warren | 10604 Pennyback Park Dr. NE | |
| 11. Tom Bussell | 10512 Lagrange Park Dr. NE | |
| 12. Jeanne Breck | 11017 Griffith Park Dr. NE | |