TPHOA MONTHLY BOARD OF DIRECTORS MEETING

July 16, 2019

Location: Towne Park Clubhouse

Directors attended:

Tim Walker, Vice President
Chris Farmer Secretary
Glenn Herrington, Treasurer
James Gilliam, Director
Bill Bottorf, Director

Absent: Paul Bowdoin, President, John Halliday, Director

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

Called to Order at 6:30 pm by Vice President, T. Walker. Roll call conducted, quorum of five was established.

T. Walker explained that P. Bowdoin was injured and couldn't be at the meeting.

Approval of Meeting Minutes:

Approval of meeting minutes and motioned by G. Herrington, seconded by B. Bottorf .
Minutes were approved by five Board Members.

Management Report: C. Jaramillo

She is reporting for June 18, 2019
There were 36 letters of noncompliance and 0 fine letters' sent to homeowners.
One lien was place on a home in May and none in June.

Cherish thanked everyone for being so patient during the road project. It was very much appreciated.

Financial Reports: G. Herrington

Operating Account	$ 66,873.71
Reserve Edward Jones	$582,176.32
Ground Lease Funds	$ 2,129.99
Income for April	$ 62,414.10
Expenses for April	$ 81,710,01
Loan Balance	$4,712,668,331.00

Building and Grounds Maintenance: J. Smith

A report on the roads was given. Everything will be done soon. The speed-bump's and cleaning will be done this week.

J. Gilliam asked about Irrigation that has dried up several yards due to the roads. The sprinklers are turned back on and will look good soon.

T. Walker and B. Bottorf have been around marking several places where there were problems. They will be completed by the end of the week. Ace Asphalt did a great job and the residents were great. They praised Jim Smith and how helpful he was to them. Many places were not done correctly the last time and now they have been completed correctly. The roads are 3' deep everywhere. Speed-bumps will be the nice ones and we will not lose our suspension on our

cars when we go over them. replaced and 36" at one end for wheelchairs. We will be getting a maintenance plan. First time will be a sealer and inspection in 18 to 24 months. Then we can put it in the budget for future when we need it. We have a guarantee for a year. The dumpster will not sink the roads because of the weight. It will be cured by the time it comes in September.

Safety and Security: J. Gilliam

There have been people in Towne Park with backpacks and are on bicycle. Be on the lookout and report them to authorities.

Maintenance Report

No report

Architecture Control Committee (ACC) report: B. Bottorf

May

New requests	8
Canceled	0
Projects completed	5
Work in progress	7
Requests rejected	0

June

New requests	10
Canceled	0
Projects completed	13
Work in progress	7
Requests rejected	0

Many residents are correcting the paint trim on their houses. The community will be looking much better soon.

Neighborhood Watch: H. Martin

1. Many lights are out in Towne Park. J. Smith stated after the roads are done the lights will be replaced.
2. There is an issue about a gap in the west common area where the utilities and valves are located. The residents put a 3' extension on their due south wall. We would like you to consider an extension on the wall to close the gap for security reasons. Bushes are very trashy in that corner area also.
3. Phil Martinez and Tom Bussell attended the East Gateway Coalition Meeting at Manzano Mesa Multi-Generational Center. The meeting is addressing the area on the south side of Central by Home Depot to Tramway. They are trying to get information to make Towne Park Community safer especially from the homeless around our south wall.

Social Committee report: J. Breck

The National Night Out is August 6th from 4:30 to 7:00 pm. The large tent with tables and chairs will be next to the clubhouse. We will be grilling hamburgers and hot dogs and residents will bring the side dishes. The sides for the resident's to bring will be posted on the green boards next to the mail boxes and in the Towne Crier. We invited city, county and state commissioners, representatives. Jill Garcia, Crime Prevention Representative for APD is retiring and we will be recognizing her at the cookout. Also, put a blue light in your porch light for Tuesday. This shows that we support APD.

Vice-President's report: T. Walker

There was House Bill 150 that was passed for updates for HOA's.

1. Board Member/Officers must disclose any conflict of interest with employed vendors.
2. List of chargeable fees to homeowners to be distributed with annual budget.
3. Notice must be mailed to all homeowners for all open Board meetings.
4. Owners have a right to attend and speak at TPHOA Monthly and Annual Board Meetings.
5. Board members/officers must sign certification within 90 days after being elected/appointed.
6. An audit, compilation or review must be conducte4d by a CPA every 3 years.

New Business:

No report

Homeowner Issues:

Phil Martinez attended the East Gateway Coalition Meeting at Manzano Mesa Multi-Generational Center. He gave an update on this meeting. The next meeting will be August 18th at 6:00 pm at Cesar Chavez.

Next meeting is August 20, 2019 at 6:30 pm

Adjournment: T. Walker adjourned this meeting at 7:02 pm.

Submitted by: Cherish Jaramillo, Chris Farmer

Towne Park Board Resident Attendees:

1.	Bill Fulinwider	10508 Lagrange Park Dr. NE	
2.	Barbara & Sal Ruggeri	501 Swope Park Dr. NE	
3.	John Repik	10407 Schenley Park Dr. NE	
4.	Jay Lindstrom	11025 Griffith Park Dr. NE	
5.	James O'Lara	10701 Central Park Dr. NE	
6.	Wally & Retta McCorkle	10912 Griffith Park NE	
7.	Linda Pasternacki	10605 Central Park Dr. NE	
8.	Joyce Gilbert	11000 Echo Park Dr. NE	
9.	Tom Bussell	10512 Lagrange Park Dr. NE	
10.	Helen Martin	10708 Griffith Park Dr. NE	Neighborhood Watch
11.	Phil Martinez	10501 Lagrange Park Dr. NE	
12.	Jeanne Breck	11017 Griffith Park Dr. NE	Social Committee