

ELIZABETH TOWNES HOMEOWNERS ASSOCIATION BOARD MEETING

Minutes of 4/23/2013

1. Meeting called to order at 7:17 pm
2. In attendance: Pat Hedrick, Madalene Greco, Jim Wells, LaDonna Walden, Jennifer Wilson and Roseann Everett.
3. Motion made by Roseann Everett to approve the meeting minutes of March 25, 2013 and April 8, 2013, seconded by Madalene Greco, all in favor.
4. Motion to accept the Treasury Report made by Roseann Everett, seconded by Madalene Greco, all in favor.
5. Pressure washing & painting project began 4/22/2013. Should be a 6 – 8 week project.
6. Quote on the lift station was received however it was not complete. To table discussion until May meeting.
7. Pool passed inspection on 4/13/2013. Pool to open 5/1/2013. New lock system is working. Homeowner access cards to be activated. Board questioned if it is legal to deactivate pool access card if a homeowner has not paid their monthly dues?
8. Tax return was completed for Elizabeth Townes by Rowell, Craven and Short.
9. Preventative maintenance program was approved at prior meeting. Contract has been signed. Term of contract is 5/1/2012 – 4/30/2014. For non-emergency maintenance items, 4 hours of service will be provided twice per month - mid-month and at the end of the month. Rate is \$65 per hour. If there is no service to be provided, Elizabeth Townes will not be charged.
10. Tree trimming service will be based on trees requiring immediate attention. To schedule by Monday 4/29/2013.
11. Deb Nugent from Kuester sent an email to Tim Barbee that the large detention pond was not draining correctly. He was to inspect and report on issue.
12. For homeowner requesting that grass be planted – motion made by Jennifer Wilson to approve seeding the area, seconded by Madalene Greco, all in favor.
13. For homeowner requesting a payment plan - motion made by LaDonna Walden to approve, seconded by Madalene Greco, all in favor.
14. For the homeowner with the ARC request – Jim Wells to measure the proposed fence for compliance with Elizabeth Townes standards on 4/24/2013.
15. Maintenance Issue #1 - garage leak (roof or window issue). Approved repair of approximately \$300.
16. Maintenance Issue #2 – wood rot around exterior door frame. Motion by Roseann Everett to replace the door at a cost of \$400, seconded by Pat Hedrick, all in favor.
17. Vendor is looking at the water intrusion issue in the community. To provide a repair cost per foot. Should have estimate at the May meeting.

18. Board to walk around the neighborhood on June 1, 2013. Time to be determined.
19. Meeting adjourned at 8:56 pm. Motion made by Maddalene Greco, seconded by Jim Wells, all in favor.