

## **Elizabeth Townes Board of Directors Meeting Tuesday, May 19th, 2009**

Directors attending: Samantha Corning, Barbara Gillis, Ginger Hall, Mary Lennert, LaDonna Walden  
Hawthorne Management, Angie Baxter was not in attendance  
Minutes taken by: Samantha Corning

### **Call to Order**

Meeting called to order at 7:28 PM by President LaDonna Walden

### **Minutes**

Motion to approve minutes.  
Motion second  
All in favor.

### **Treasurer**

It was noted the lift station reserve will be near completion once all outstanding bills are paid for new style pumps and installation of these pumps.

Board contemplated the idea of increasing the monthly fees by 7% this coming year versus the automatic 5 % annual increase. This 2% increase in dues would eradicate the need for special assessments throughout the year.

Motion to explore the idea of an additional 2% increase on the automatic annual 5% increase in monthly HOA dues to replace the need for special assessments.  
Motion passed.

### **Landscape Details**

AA TexLawn will remove tree from Matt Forest this week and return the following to remove the remaining stump - at a cost of \$150.00.

Flowers will be planted at the front of the community this weekend and irrigation system will be checked to make sure the timers are set properly. AA TexLawn will also make sure all lights are working at the front. Knockout roses will also be planted at the front this coming week.

Community Landscaping day may change. Board will be notified if a day change is needed.

Board discussed the removal of all dead bushes whereby homeowners have promised to keep new replacement bushes watered. All others will be removed and replaced in the fall.

Board approved Landscaping contract. No increase in contract from last year.

Motion to approve proposal to replace all dead bushes this fall  
Motion passed.

Deep root injections discussed to help save the maple trees in the community. The cost is at \$7.00 per tree and the community has 181 trees that would require deep root injection.

Motion made to begin deep root injection  
Motion second  
Motion not passed.

### **Parking**

Motion to accept parking as is with minor revisions  
Motion passed.  
Topic added to agenda for June meeting

### **Detention Ponds**

Further details are required. Will be discussed more in next meeting.

### **Architectural Control**

Board will review fence request from Delores Ferguson Lane to make sure the fence will go all the way across the back.

A letter will be sent to unit on Elizabeth Townes Lane to make sure all fencing is properly stained. Board will reiterate they must follow proper protocol regarding stains or they will be fined.

### **Plumbing and Lift Station**

Contact Mike Tuggle for quote regarding sidewalk repairs for unit on Delores Ferguson Lane.

### **Pool**

Drains need to be fixed prior to re-opening.

### **Yard Sale**

Will advertise in Money Saver and Charlotte Observer. As well signs will be posted at the front of the community one week prior to the Yard Sale date.

### **Power Washing**

Put on hold until it can be determined exactly how many require washing immediately.

### **New Business:**

A resident has complained about an abundance of squirrels in their yard due to a neighbors bird feeders. Board will make sure proper bird feeders are being used and kept off of the residents property.

A resident requested a wish to have holes placed in the picnic tables at the pool to allow umbrellas. Board will check, but feels certain that all tables are currently capable of holding an umbrella.

Upcoming forum set for June 14<sup>th</sup> at 2 pm.

**Violations**

Hearing will address the addition of numbers on a post. Hawthorne to send letter to homeowner regarding hearing details.

Meeting adjourned at 9:10pm