

## ELIZABETH TOWNES HOMEOWNERS ASSOCIATION BOARD MEETING

Minutes of 2/19/2013

1. Meeting called to order at 7:09 pm
2. In attendance: Pat Hedrick, LaDonna Walden, Madalene Greco, Jim Wells, Roseann Everett, Jennifer Wilson
3. Approval of meeting minutes 1/8/2013: Motion by Madalene Greco, seconded by Rosanne Everett, all in favor.
4. Approval of meeting minutes 1/29/13: Pending review by attorney for language / correction to wording. Motion by LaDonna Walden, seconded by Madalene Greco, all in favor.
5. Past Due Accounts: Accept payment plan offered by homeowner, with language that if any payments are missed, we will proceed. Motion by Jennifer Wilson, seconded by Rosanne Everett, all in favor.
6. Treasury Report: Pat to follow up with Kuester on a couple of items – pool bill, towing charges, details on repair completed on New Year's. Motion by LaDonna Walden, seconded by Rosanne Everett, all in favor.
7. Tree Trimming: We have received 2 of 3 bids for the tree trimming work.
8. Preventative Maintenance Program: Discussion that all board members need to review this document and discuss, at a meeting solely for this issue, whether or not to proceed.
9. Detention Pond: Warning signage has been placed at detention ponds on 2/19/13.
10. Power washing, painting, and caulking: Kuester has requested bids for the power washing, painting and caulking project. Bids to be received by 2/25/13 and reviewed by 3/1/13. Pat to confirm with Kuester that it includes caulking.
11. Small Pond: Small pond is not draining and we are looking at a new contract with Tim Barbee. Pat has one question on the wording of his contract.
12. Late Fee Requests: For the two homeowners requesting waiver of late fees – it is the Boards decision to deny the request. Board policy is not to waive late fees. Motion by Madalene Greco, seconded by LaDonna Walden, all in favor.
13. Standing water on Timothy Court: We are getting an evaluation and estimate to fix this issue.
14. Power washing – Action 9: Kuester has responded to the communication from Action 9. We have responded to the homeowner that the project is planned for the entire community.
15. ARC request: Approved as long as meets standards – appropriate length, shadow box design and must have utility lines reviewed. Motion by LaDonna Walden, seconded by Jennifer Wilson, all in favor.
16. Hearing #1: Homeowner did not attend. \$100 fine and \$100 per day until resolved. Motion by LaDonna Walden, seconded by Jennifer Wilson, all in favor.

17. Hearing #2: Homeowner did not attend. Homeowner fixed item.
18. Lift station repairs: Both pumps working. We will get an estimate of the cost of new pump.
19. Maglock for pool gate: We will have Kuester confirm that the maglock system will not interfere with our current card system. If they are compatible, we approved installation. Motion by LaDonna Walden, seconded by Madalene Greco, all in favor.
20. Pool: To open on 5/1/13.
21. Dog station at pool: Kuester may have a station that we can install at cost of installation only. If not, agreed to purchase and install a station at the pool. Motion Jennifer Wilson, seconded Madalene Greco, all in favor.
22. Adjourned at 8:50 pm. Motion by Madalene Greco, seconded by Jim Wells, all in favor.