

## ELIZABETH TOWNES HOMEOWNERS ASSOCIATION BOARD MEETING

Minutes of 11/3/2013

1. Meeting called to order at 7:00 pm
2. In attendance: Pat Hedrick, Roseann Everett, Jim Wells, Madalene Greco, LaDonna Walden and Jennifer Wilson. Harmony Taylor in attendance to discuss legal action.
3. Election of Officers – Jim Wells, President; Roseann Everett, Vice President; LaDonna Walden, Treasurer; Jennifer Wilson, Secretary; Madalene Greco, at Large.
4. Discussion of legal action to recover the \$85,000 judgment against an Elizabeth Townes homeowner. The judgment is valid for 10 years. In order to proceed to request a reversal of the ownership transfer, we need a vote of the association and at least 75% of the members must approve. Estimate of legal costs to proceed is \$5,000 – 6,000. Board to proceed with proxy gathering.
5. Motion by Roseann Everett to approve the meeting minutes from the September 17, 2013 and October 2, 2013 meetings. Seconded by Madalene Greco. All in favor.
6. Discussion of past due accounts. There is one unit in Elizabeth Townes that is currently in foreclosure. The bank which owns the property is not making the monthly association dues payments. Motion by Jennifer Wilson to proceed with action against the bank for nonpayment of dues. Seconded by Roseann Everett. All in favor.
7. No Treasury Report.
8. Discussion of pool security. TEM Security gave proposal to add two additional security cameras at the pool and this is now complete. TEM has notified Kuester that when the members/management is ready they will schedule a time for training the person or persons that will be monitoring the DVR. If the board wants to have someone on the board to monitor Brivo then they will need to do this. Management already has access and can add the new member/members. Repairs have also been made: New cover on the electrical outlet outside, new phone, lock on the storage side repaired, lighting repaired & location for water hose has been moved in pump room, shelve & mouse purchased for the monitor Kuester gave us to monitor activity at the pool.
9. Discussion of request for gutter installation received on 10/16/2013. Motion to approve by Madalene Greco, seconded by LaDonna Walden, all in favor.
10. Discussion of shingle cleaning on Matt Forest and Delores Ferguson. Board needs to inspect and determine if cleaning was sufficient. If not, Mike Knight has been out and each unit will be charged \$638 for replacement of shingles.
11. Discussion of AC Units / Rust on Siding on Timothy Court. Need to provide reminder to Kuester to get remedied.

12. Items noted to be discussed in 2014 – gutter cleaning; lift station; concrete/sidewalk erosion; and removal of pine trees.
13. Meeting adjourned at 9:00 pm. Motion by Jennifer Wilson, seconded by Jim Wells, all in favor.