

Town Oaks Homeowner's Association, Inc.

June 12 2019 6:30 pm

Board of Directors

Board Meeting Minutes

Approved

A. Call to Order:

The meeting was called to order at 6:30 PM

Directors Present: Alison Stanavitch, Jannet Preti, Terry Jonethis, Chet Miller

Absent: Curtis Cook

Management: Courtney Hagins LCAM

B. Reading of Previous Minutes or Motion to Approve: The minutes of the May 8, 2019 were reviewed. A motion was made by Terry, seconded by Alison, to accept the minutes as written. Motion carried.

C. Financial Report: The Board reviewed the April 2019 report by Treasure Jannet Preti. A motion was made by Alison, seconded by Terry, to accept the financial report. Motion carried.

D. President's Report: Terry stated that he will be getting with Mike Boyce regarding the lake and equipment.

E. ALC / ARC Report: Sheryl Warner stated all applications were up to date, and that there were not any issues to address at this time.

F. New and Unfinished Business:

1. Amendment to Declarations – The Board discussed the amendment to the voting quorum and requirements. It was agreed that the requirement be changed to 30% to establish as a majority. Further discussion ensued and it was agreed that an additional meeting with the attorney will be scheduled for Terry and Jannet to review the amendment.
2. There was discussion about the continued violation of trucks parking in driveways overnight. Chet stated that a letter to all truck owners should be sent notifying them of the violation.
3. Maintenance cost and Board approvals were discussed. It had been previously approved that the Board must vote for expenses in excess of \$2,500.00. In view of additional maintenance issues that have occurred, a motion was made by Jannet, seconded by Chet to increase the spending limit to \$3,000.00 without a Board vote. The motion carried.
4. Chet discussed the front entrance lights that were repaired by OCHOA last year. Additional work is necessary on the lights. Chet reported an approximate cost of \$550.00. A motion was made by Terry, seconded by Chet that if more work was needed, Chet would spearhead the work with OCHOA. The motion carried.

G. Adjourn: The next meeting will be July 10. There being no further business, a motion was made to adjourn the meeting at 8:00 PM.