

Town Oaks Homeowner's Association, Inc.

January 29, 2020

Annual and Board of Directors

Meeting Minutes

APPROVED

- A. Call to Order:** The meeting was called to order at 6:30 PM
Directors Present: Terry Jonethis, Chet Miller, Alison Stanavitch, Jannet Preti, and Curtis Cook
Management: Courtney Hagins LCAM
- B. Proof of Notice of the Meeting:** The notice mailed December 30, 2019, and was evident by proxies received and owners present.
- C. Quorum:** Eight proxies were received and six owners were present. There was not a quorum. The meeting continued with a Board of Directors meeting.
- D. Reading of Previous Minutes or Motion to Approve:** The minutes of the February 13, 2019 Annual Meeting were reviewed. A motion was made by Chet, seconded by Alison, to accept the minutes as written. Motion carried.
- E. Financial Report:** The Board reviewed the December, 2019 report. A motion was made by Alison, seconded by Chet to accept the financial report as submitted. The motion carried.
- F. President's Report:** Terry discussed services, and equipment for the association. The lake and irrigation system is aging. Replacement or repairs are made as necessary.
- The lake fountain lights were replaced this past year. The ½ HP motor was replaced.
 - Time clocks for both the irrigation and the lake have been repaired as needed.
 - The irrigation pump required replacement that included diagnoses, pump starter relay, and other irrigation repairs.
 - Landscape maintenance services are \$30.58 per unit per month.
 - Landscape extras include tree trimming, mulch, raking, fertilizing, and pressure washing front entrance.
 - Raking is done two times per year. The landscape crew will be given permission to rake now.
 - The declarations for the association were written in 1983. Currently, amendments require 75% of the membership. A recent proposal to change from 75% resulted in mixed opinions by the membership. It was agreed that the proposal to amend the declaration proposal will be 50%. The revised amendment will be sent out to owners this year.
- G. Election of Directors:** The terms of Alison Stanavitch, Jannet Preti, and Terry Jonethis were up for re-election. There were no other owners who volunteered to serve on the Board. The three Board members were elected by acclamation.
- H. Adjourn:** The next meeting will be March 11, 2020. There being no further business, a motion was made to adjourn the meeting at 7:00 PM.