

**GV Townes HOA
Board of Directors General Meeting Minutes
July 10, 2024**

I. Call to Order

- a. HOA President, Kerri Payne called the meeting to order on April 29, 2024 at 6:00 pm.

II. Roll Call

- a. Kerri Payne, President
- b. Michelle Orvis, Vice-President
- c. Beverly Tomlin, Secretary
- d. Tyler Ritter, Member At-Large
- e. Lena Deptolla, Community Focus
- f. Josh Lindgren, Community Focus
- g. Kathleen Snyder, owner

III. Acknowledgements

- a. Kerri acknowledged the board volunteers and grounds chair Deb Bendelow Smith for their time and effort as well as the volunteers who adopted the new Elms for a second round of watering.

IV. Review of Meeting Process & Decorum

- a. Kerri reviewed the meeting schedule with reminders that open forum takes place after the meeting business and requests that attendees to stay within the three minute timeframe when respectfully commenting on concerns.

V. Old Business

a. ARB Requests

No pending requests although a few owners were confused about how to access the portal for architectural requests. All outstanding request have been resolved.

b. Financials

Lena shared the following information about the Towne's assets:

Operating Account - \$92,170.29, Total assets - \$95,814.05
Reserve Account - \$923,358.57

Kerri shared that the grounds budget has a special line item for enhancements and any special grounds projects will be funded from the enhancement budget.

c. Violations /Rules & Regs Update

Some owners are still out of compliance with placement of trash cans but much improved with a noticeable difference is the appearance of the neighborhood. The approved mailbox color is white. We are working with ARB members to create a style guide to help owners with selection for projects. The board is working to review the wording in regards to our annual meeting and the short term rental rules.

d. Grounds Update

Bland is our current vendor. They are working on the irrigation lines which have been affected by an electrical problem. Their crew has been cutting down or trimmed dead and dying grass and trees. They will be replaced in the fall. Townes front and side yard evergreens needs will be addressed once bids have been received. Deb is working to replace and install new parking signs. New street signs have replaced the old ones.

e. Open board positions

The HOA board is still attempting to fill the one open board position. The board would like someone with accounting experience would be beneficial but we are open to any interested person.

VII: New Business

a. Lena and Josh have been working to finalize bids for the painting and roofing projects. Decisions for the painting and roofing projects will be discussed and made` during the executive session. Some owners are experiencing roofing issues which are a priority and will be addressed sooner.

b. Accountant consideration

The Board is considering two accounting firms to handle audits for our HOA.

c. Change of Annual Meeting Date

The date of our annual meeting has been changed to October. It was changed so that the board would have time to draft a budget before the end of the year. The exact date will be decided in the executive meeting.

VIII: Open Forum

No concerns or comments from attendees or board members.

IV: Scheduled Meetings

September 4, zoom meeting at 6pm
October 23 annual meeting at 6pm

X: Adjournment

Meeting adjourned at 6:24