

Titusvillage Section One Protective Association, Inc.
Board of Directors Meeting
March 27, 2018

Minutes – Unapproved

Roll Call

Amy Williams, President/Director
Vivian Freeman, Secretary/Treasurer/Director
Neil Johnson, Director
Rick Copeland, Director
Robert Payette, Vice President/Director

Dennis & Karen Collins, Community Association Managers, were present. Jessica & Mark Broome, owners of 1961 Dipol, were present.

Call to Order – The meeting was held in the conference room at Collins Realty Group and was called to order by association President, Amy Williams, at 7:01 pm. A quorum was established.

Minutes – Reading of the minutes from the November 28, 2017, meeting were waived. A motion to approve the minutes as presented was made, seconded, and unanimously carried.

Treasurer's Report – February 2018 Financial Report – Karen Collins reviewed the report – total cash balance as of 02/28/18 for all accounts was \$45,577.85; the operating account had \$5,410.76; the reserve account had \$40,167.09.

Accounts Receivable balance due as of 02/28/18 was \$2,914.71 and \$1,570.00 in prepaid. However, as of 03/27/18 the A/R due was \$1,851.71.

A motion to accept the Treasurer's Report was made, seconded, and unanimously carried.

Correspondence – Letter regarding ARC violation was previously addressed and corrected.

Manager's Report – Dennis Collins advised the board that the roof part of the well pump house was stolen. Donaldson Irrigation is fabricating a new one at a cost between \$300 - \$500.

Old Business – None

New Business – Neil Johnson announced that he is resigning from the board because he will be moving. There was a brief discussion and a motion was made, seconded, and

unanimously carried to appoint Mark Broome to fill Mr. Johnson's position on the board until the next election.

Mr. Payette Mr. Johnson had an issue with management getting the well and pump repaired at a cost of \$3,570 without prior approval from the board. Dennis said that he sent an email explaining the issue in addition his contract with the association says he has the authority to address emergency situations without prior approval. Moving forward, Mr. Payette wants to know about any large dollar repairs before they are completed. Mr. Copeland, Ms. Freeman, and Ms. Williams have no problem with the way this was handled because it's management's job and the appropriate action was taken.

Mr. Payette is also not happy with meeting quarterly; he feels the board does not have control. He also stated that the neighborhood has gone downhill and doesn't look as nice. No one agreed with this assessment.

There will be a walk around with the members of the ARC on April 18, 2018 at 6:00 pm that will include management, Mr. Johnson, Mr. Copeland, and Mr. Broom. Mr. Copeland will take over the ARC from the resigning Mr. Johnson.

The board directed a letter be sent out to everyone reminding them of the ARC and procedures needed to make improvements to property.

There was no other business and the meeting was adjourned at 7:40 pm.

Respectfully submitted March 28, 2018 by,

/es/ Karen Collins

Karen Collins