

Titusvillage Section One Protective Association, Inc.
Board of Directors Meeting
April 25, 2017

Minutes – *Approved*

Roll Call

Amy Williams, President/Director
Vivian Freeman, Secretary/Treasurer/Director
Robert Payette, Vice President/Director – Absent
Neil Johnson, Director
Karen Ogden, Director

Dennis & Karen Collins, Community Association Managers, 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 7:00 pm. A quorum was established.

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

Treasurer's Report

March Financial Report – Karen Collins reviewed the report – total cash balance as of 03/31/17 for all accounts was \$50,414.49; the operating account had \$10,263.01; the reserve account had \$40,151.48.

Accounts Receivable balance as of 03/31/17 was \$543.12. Need to write off \$3,658.12 on unit 55, the new owners only responsible for one year assessment \$630 which has been paid to June. The owners (23, 38 & 42) have been sent to the attorney for collection. Owner 38 went through bankruptcy solved March 31st 2016, so she owes from April forward.

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

Correspondence – Letters were sent last month regarding property maintenance were reviewed. Complaints will be filed with Code Enforcement on units (42, 40, 66 & 63). Unit 26, looks like they are possibly doing some work on it, Dennis will follow-up.

Manager's Report: Was discussed under correspondence.

Old Business – The unit 22 has with parking issues: four vehicles, driving over the storm drain to park on the lawn, another parked half in the road and on the sidewalk. Neighbors are complaining are when he parks in the street, it's a hazard for other residents.

New Business – Issues with unit 22 have escalated to the point of violence & threats among neighbors. Board is concerned that the feud may cause vandalism and people may get hurt. Management will send certified letter to the owner requesting that this issue be addressed with the tenant. Management provided the board with a note that was received from one of the neighbors; the board president was appalled and will take it up with the individual who wrote it.

A motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:35 pm.

Respectfully submitted May 15, 2017 by,

/es/ Karen Collins

Karen Collins