

Titusvillage Section One Protective Association, Inc.  
Board of Directors Meeting  
April 28, 2015

Minutes - APPROVED

Roll Call

Amy Williams, President/Director  
Neil Johnson, Director  
Robert Payette, Vice President/Director  
Ricky Copeland, Director  
Vivian Freeman, Secretary/Treasurer/Director (arrived late)

Dennis Collins and Karen Collins, Community Association Managers, were present.  
Homeowners present were: Linda & Bernie Hengel, Becky McClain, and Beth Bonaccorso.

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 7:03 pm.

Minutes – Reading of the minutes from the March 24, 2015, meeting was waived. A motion to accept 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 03/31/15 was \$57,438.40. The CDs were converted into a Money Market account earning .60% interest. This account is the Reserve Account for Road Maintenance and Deferred Maintenance. No reserve study has been done to see what the actual cost for Dipol Courtway will be. That will be done when the reserves are calculated in the fall for the 2016 budget.

Accounts Receivable balance is \$6,491.59. ■■■■■ (Lot 43) Summary Judgment of Foreclosure has been entered, property to be sold at auction [on May 20, 2015]. ■■■■■ (Lot 42) – association is pursuing foreclosure of its lien. ■■■■■ (Lot 44) lost her job and fell behind, she has found employment and promised to pay every two weeks until caught up. Management will send statements out again before assessing late charges.

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

Correspondence – the board reviewed letters/notes sent to and received from owners: 2282 Heritage a follow up letter regarding parking on the lawn; 1987 Dipol regarding short time to pay; 1958 Dipol requesting a quarterly or annual garage sale. The board has no problem with someone organizing a community yard sale but the board will not organize this. Management will send a letter.

Manager's Report – The street sign has been installed by the city. As a result of Ms. Freeman's call about a lifting sidewalk in her area, management is looking throughout the neighborhood and spray painting bright orange for safety until an estimate for repair/replacement can be obtained.

### Old Business

Sign for Titusvillage – The board reviewed the sign revision and like it very much. Placement of the single sided sign was discussed. Management will go out with the sign company to get a visual on best placement and address the issue with any homeowners it affects.

Massey Pest Control Services – Management recommends that these services be cancelled because the treatment is ineffective based on the amount of ants and the condition of the property. If the current contract is cancelled the HOA would be reimbursed for the unused portion provided 30 day notice of cancellation was given. DiPasquale (the new landscape company) works hand-in-hand with a different pest control company and will provide the service at a savings of \$1,350 for the year. Since Eco Barrier is used on the outside, service for inside would be on a call back basis. A motion to change pest control companies was made, seconded, and unanimously carried.

The owner of 1913 Dipol spoke with Mr. Johnson and indicated that her son was taking care of the hole in the roof. The inside of the unit is not damaged at all and is in perfect condition. She is also concerned about the condition of the fence, gate and access into the yard.

### Other New Business:

Mrs. Williams noted that someone is parking a semi-truck in the sand lots at the end of the neighborhood. Management suggested that anyone who sees this contact code enforcement with the city; the more people that complain about the same thing, the better. Management will monitor the issue as well.

There was no other business to discuss and a motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:45 pm.

Respectfully submitted May 13, 2015 by,

/s/ Karen Collins

Karen Collins