

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

Minutes - APPROVED

Roll Call

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

Dennis Collins and 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.

Minutes – Reading of the minutes from the June 23, 2015, meeting was waived. A motion to accept the minutes as presented was made, seconded, and unanimously carried.

Treasurer's Report

June Financial Report – Karen Collins reviewed the report – total cash balance as of 06/30/15 was \$56,436.55. A refund from Massey for canceling the prepaid contract has been received.

Accounts Receivable balance as of 06/30/15 is \$6,256.59. Lot 37 has paid and was sold. Lot 44 is still making payments with the new balance of \$174.50. Lot 31 has paid and is under contract for sale. Lot 70 has responded to the demand payment letter and has paid \$755.00 in full. Lot 43 (bank owned) has paid \$420.00 in full.

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

The demand payment letter sent to Lot 55 has been ignored. There is a balance due of \$1,113.86. After discussion, a motion to send this account to the attorney for collection was made, seconded, and unanimously carried.

The owner of Lot 42 has failed to make the agreed upon payments. Management explained how the lien foreclosure process would work. After discussion, a motion to move forward with the lien foreclosure was made, seconded, and unanimously carried.

Correspondence – the board reviewed all letters: A) the final demand payment letter sent to the owner of Lot 70. B) Owner of Lot 2 sent letter asking about making changes to back yard. C) Sent owner of Lot 60 letter regarding loud noise complaint.

Manager's Report – Dennis Collins provided a report that is a part of these minutes.

A motion to repair the two sidewalks at a cost of \$1,120 was made, seconded, and unanimously carried.

Old Business

Sign for Titusvillage –The permit has been issued at a cost of \$104.19. The sign will take about 2 weeks to be made and will be installed upon completion. After it is installed, the area will be spruced up with mulch.

New Business:

Annual meeting preparation – the meeting will be on Tuesday, September 8, 2015, at the YMCA. Management will be mailing notices and all required paperwork. Candidate Forms will be sent out so that anyone who wants to be on the board can be on the ballot. Doing this eliminates nominations from the floor.

Rules and policies may need to be voted on by the membership.

Mr. Bonggren has not painted his new garage door; management will send a letter.

There was no other business to discuss and a motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:40 pm.

Respectfully submitted August 20, 2015 by,

/es/ Karen Collins
Karen Collins