

Titusvillage Section One Protective Association, Inc.
Board of Directors Meeting
August 25, 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. Becky McClain, owner of 1920 Dipol, was 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 July 28, 2015, meeting was waived. A motion to accept the minutes as presented was made, seconded, and unanimously carried.

Treasurer's Report

July Financial Report – Karen Collins reviewed the report – total cash balance as of 07/31/15 was \$61,696.00.

Accounts Receivable balance as of 07/31/15 is \$9,203.95. Lots 24, 79, 54, 66, 76, 38, 64 have all paid. Lots 22 and 44 are making payments. Lot 9 has some medical issues and will pay by 10/1/15. Lots 55 and 42 are currently in the hands of the attorney for collection. Lots 15, 27, and 40 were sent letters requesting payment in full within 10 days. After updating payments, the A/R balance as of 08/24/15 is \$7,733.95

Correspondence – letters sent were reviewed without comment.

Manager's Report – Dennis Collins informed the board that the sidewalks have been repaired and the new sign has been installed. He is currently awaiting the city inspection and will then be able to remove the permit.

Old Business

Annual meeting discussion – there will be no election because only four of the current board members have volunteered. Mr. Copeland will not be on the board after September 8th. The

President, Amy Williams, will brief the membership on what the board has accomplished since the last annual meeting.

Rules & Policies vs. Guidelines – management has recommended that the terminology be changed and the word “Guidelines” be used. Using “Rules” and “Policies” would need to be voted on by the membership. The sheet will be handed out at the annual meeting.

Mr. Bonggren still has not painted his garage door; management will follow up.

New Business:

Management asked who will be the ARC chairman since Mr. Copeland will not continue on the board or the ARC. A motion was made, seconded, and unanimously carried that Mr. Neil Johnson will be the ARC chairman.

The association is in need of a new sign that advertises the meetings. Management will look into a replacement.

There was no other business to discuss and a motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:25 pm.

Respectfully submitted August 26, 2015 by,

/es/ Karen Collins

Karen Collins