

**Titusvillage Section One Protective Association, Inc.**  
**Board of Directors Meeting**  
**September 27, 2016**

Minutes - Approved

Roll Call

Amy Williams, President/Director  
Vivian Freeman, Secretary/Treasurer/Director  
Robert Payette, Vice President/Director  
Karen Ogden, Director

Neil Johnson, Director, was absent. 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 August 23, 2016, meeting was waived. A motion to approve the minutes as presented was made, seconded, and unanimously carried.

Treasurer's Report

August Financial Report – Karen Collins reviewed the report – total cash balance as of 08/31/16 for all accounts was \$51,960.62; the operating account had \$17,020.42; the reserve account had \$34,940.20.

Accounts Receivable balance as of 08/31/16 was \$4,973.12. There was one payment of \$35.00 received during September.

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

Correspondence – Mr. Johnson gave management a list of letters that need to be written regarding maintenance issues. Management last sent letters to these same people last month and would prefer to wait 60 - 90 days. There are two that would be first time letters that were requested last week, but management hasn't gotten to them yet.

Manager's Report – Received a complaint from an owner regarding a broken down vehicle and trash. Management has requested pest control in that area.

There was a complaint from the tenant in 1959 and the owner of 1957 about the landscapers. Mr. Payette also had an issue with the landscapers this month as well. It seems that when asked to trim or blow, the worker said he would and never did. All three have been address by DP

Lawn Care. Management will send DP cards with the suggestion they the owners call or text Robert with any issues like this.

Old Business – Parking on Dipol – Mr. Johnson send an email supporting the “No Parking” policy discussed at the Annual Meeting. Management prepared the paperwork for the membership to vote on this. Because the number needed to approve is 75% [or 66 ‘yes’ votes], the likelihood of these resolutions passing are slim. Mr. Payette led a discussion on why he feels strongly there is no benefit to prohibiting overnight parking and would like his objection noted for the minutes. Mr. Payette recently noted that there were only two cars parked on the street at 10:00 pm and only one card at 6:00 am the following morning. As an alternative to prohibiting overnight parking, Mr. Payette suggested that perhaps overflow parking spaces be added on Dipol. Management disagrees that this is a viable solution because the road isn’t wide enough to handle cars backing out without hitting the cars parked there. Management also pointed out that if the board does nothing about the parking complaints, they could be held liable if they chose to do nothing about it. Mr. Payette would support “No Parking” at the corners. After a heated discussion a proposal was made to paint the curves at the corners yellow and stencil “No Parking” in the yellow areas to stop parking from creating a safety hazard and then revisit the issue in 60 days if there is no improvement. A motion was made, seconded, and unanimously carried to accept this proposal.

New Business – None

A motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:46 pm.

Respectfully submitted October 17, 2016 by,

/es/ Karen Collins

Karen Collins