



Townhouse Association

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Board Meeting Minutes for Voting Meeting September 8, 2023

The meeting was called to order by the President, Dennis Simpson, at 10:00 am. He opened with a prayer and Pledge of Allegiance.

Members present; Dennis Simpson, O.J. Miles, Paul Merritt, Jean Roberts, Richard Owens, Virginia Pinkley, Bill Foulk and Kevin Meacham, General Manager, was also in attendance. Todd Woodard was on Zoom. Brian Parkinson was absent. There was a quorum present. There were 26 members in the audience and 5 on Zoom calls. Courts represented at the meeting; Arista, Magellan, Desoto, La Caruna, Divino, Balboa, Castellon, Majorca 2, Segovia, Cortez, and Lanza.

MOTION TO ACCEPT AUGUST BOARD MEETING MINUTES

Virginia Pinkley called for approval of August Board meeting minutes. Jean Roberts made a motion to approve the minutes of the August meeting, seconded by O. J. Miles and unanimously approved by the board.

The Treasurer report was given by Paul Merritt. Nothing has changed in last 2 weeks.

Dennis Simpson reported we are finishing up our yearly audit.

ARC - David Anderson not in attendance. Kevin reported he had talked with Dave and there were a few applications submitted for work on a few townhomes and they were no issues and would be approved.

SC&C - Melanie Clark no report.

Collections Committee - Gary Smith, no report.

GM - PROGRESS REPORT

Kevin Meacham, General Manager, submitted September progress report. See attached report.

Kevin reported on the progress of the burned units. The ones in Madrid and Valencia have started their tear down and clean up. Valencia is moving very quickly. Certified letters have been sent out laying out timeline. They have 30 days to clean up and 12 months to complete reconstruction, at least of outside of structure. Kevin then reported on weed control.

Discussion on lack of service from West and numerous complaints of owners seeing the West truck in courts, but no service, tech never got out of truck. Kevin had communicated with West and asked how many homes West retreated because of regular treatment not being effective, the rep's response was "2". Kevin told him we had requested West to go back and spray EVERY court because regular treatment had not been effective. For all of these reasons, Kevin's recommendation was to end our contract with West due to poor to no service by West.

Kevin then discussed the new weed control company he has in mind to replace West. HSV Weed Control, a locally owned business. The owner, Colton Hooper, walked through the courts with Kevin and worked up a service contract. The proposed contract shows 6 weed treatments a year and 5 fertilizing treatments per court, per year. This contract provides more treatments than West.

Kevin went on to say Colton has been in business for 2 years. Colton previously worked for Elite Lawn Service, who held the HSVTHA contract prior to West, he is familiar with the Townhouse courts' needs.

Magellan Courts has already hired Colton to service their court. The Magellan owners decided to pay out of pocket for his service because their court was in such bad shape and West had not responded to numerous requests to come and retreat. A Magellan owner spoke and said they were very pleased with the service they had received.

Another owner in the audience spoke up and said she had not had a good experience with HSV Weed Control. She said it was not a townhome in a court , but private home. Her comment was noted by the Board.

O. J. Miles asked Kevin Meacham about insurance. Kevin said we have a copy in the office of HSV Weed Control insurance policy.

During this discussion it was also noted that one of the board members, Brian Parkinson, had contacted West about our service contract. He reported to Kevin, West could not find where they had a contract with HSVTHA. Kevin reported that we have a signed contract in the office.

Budget Committee Report - Paul Merritt, Treasurer, spoke about the new cost for weed service. He stated he had reevaluated the proposed budgets and discussed with Finance Committee. His conclusion was it was not a high enough difference in cost between West and HSV Weed to revise the existing proposed budgets.

Nomination and Election Committee - Melanie Clark reported on their committee meeting.

A discussion on date of voting and company we will use for email voting. The committee decided Election Buddy would be the company to use for email voting. We will also send out paper ballots to owners that do not have email. It was decided we would use an E-mail Blast, The Voice Newspaper and KVRE radio to announce the voting results.

MOTION TO ADOPT VOTING DATES - Paul Merritt made a motion to adopt voting dates October 15, 2023-October 31, 2023.

Jean Roberts seconded the motion and it passed unanimously.

Presidents Report - Dennis Simpson discussed Divino status and progress to date. A Statement of understanding between Divino Court owners and the HSVTHA board has been signed. Cooper Corporation sent a statement to HSVTHA that was signed by President , Dennis Simpson and Secretary, Virginia Pinkley agreeing the HSVTHA would assume agency of Divino Courts. Cooper then reported they would release \$15,000 to be placed in Divino Court HSVTHA account. Cooper also noted the Villa's would release any funds owed to Divino owners, to be placed in Divino HSVTHA account, this amount is thought to be \$2300. As previously agreed, a bill for \$1500 special assessment will be sent to each Divino owner. A complete packet will be sent to each Divino owner. The packet will include a request for Divino owners to come to the THA office and pick up any checks that they had sent into the office over the past several months. Victory Lawn care has taken over as Divino's mowing service.

NEW BUSINESS - Reviewing previous discussion on West Lawn, the conclusion is West Lawn is not providing the agreed services in the contract they signed with the HSVTHA.

MOTION TO TERMINATE CONTRACT WITH WEST LAWN made by Richard Owens and 2nd by Jean Roberts. A certified letter will be sent by HSVTHA office terminating West Lawn services as of September 15th, 2023. Motion passed unanimously.

MOTION TO HIRE HSV Weed Control under the recommendation of our general manager, Kevin Meacham as per contract, was made by Richard Owens and 2nd by Bill Foulk. Passed unanimously

The next Board meeting will be October 13th, 2023.

11:25a.m. Motion to adjourn by Virginia Pinkley, 2nd Jean Roberts.

The meeting adjourned at 10:48 am.

Sept 8 Progress Report

- Magellan sign reworked - tiles replaced with stone
- Certified notices sent to owners of all burn units setting the required timelines for their tear down.
- Tear down and clean up started on Valencia burn units on Perralena
- Tear down and clean up started on Madrid burn units on Abaron
- Broken pipes, Broken spigots, down systems all worked on a repaired in Cortez, Coronado, Lanza, Madrid, Villa Allegra, and Guadalajara
- Contract signed and started for Divino lawn care company- Victory Lawn Care
- Walk through with Colton Hooper from HSV Weed Control completed. His bid has been submitted to the office; a copy has been provided to Board Treasurer- Paul Merritt for review.