

**Tusawilla Hills Citizens Association
Quarterly Citizens Meeting
Tuesday, October 13, 2009 at 7 pm
Jefferson County Board of Education Office, 110 Mordington Ave, Charles Town**

Meeting Minutes

Board members in attendance: Gary Kable, Bob Tansill, Carol Hartzell, Phil Larcomb & Steve Thompson

Others in Attendance: Renee Hall, PMP

With official quorum, Gary Kable called the meeting to order at 7:05 pm.

General Community Issues: None

Committee Reports:

Doris Walsh gave the Garden Club report – they have trimmed shrubbery at Rt 51 entrance and are adding mulch there. They just trimmed and cleaned the island at the Locust Hill entrance area and had Jenkins tree service trim the three trees hanging over the road for \$100.00. The Garden Club will have the beds mulched next week.

Approval of Minutes:

On a Motion by Tansill, seconded by Larcomb the Board unanimously approved the minutes of the April 6, 2009, July 6, 2009, and September 8, 2009 Board Meetings and the April 14, 2009 and July 14, 2009 Citizens Meeting Minutes

Management Report: Renee Hall of PMP gave the management report

Old Business:

The approved landscaping at the Summit Point postal station will be installed on October 22, 2009

New Business:

Hearing no objections or questions from owners, the 2010 Budget was ratified.

The Nomination Committee for the 2010 Board of Directors is Tom Ashby, Gene Dawson and Doris Walsh. As the Chairperson for the committee, Doris Walsh provided the committee's recommendations for the slate of candidates to the 2010 Board of Directors. They are Gary Kable – President; Phil Larcomb – Vice President; Bob Tansill – Treasurer; and Steve Thompson – Member at Large

The Citizens Meeting adjourned at 8:00 pm and a brief Board Meeting was held to award the 2010 Contracts

The 2009/2010 Snow Removal Contract was awarded 4-0 to TNT Hauling

The 2010 Landscape Contract was awarded 4-0 to Gene Potts

The 2010 Management Contract was awarded 4-0 to Property Management People

The 2009 Audit and Tax Preparation contract was awarded 4-0 to Certified Public Accounts out of Frederick, MD.

It was noted that the 2010 Budget was amended to reflect the cost for Audit and Tax Preparation costs of \$2,100 and the Board voted 4-0 to make this correction.

PMP is directed to follow up with Jane Arnet of the Charles Town Water Dept regarding ownership of the hydrants and the black ringed hydrant near the apartments.

Bob Tansill & Phil Larcomb are making an inventory of the number of lights in the community that are not in service and will provide list to PMP to issue work order

The Board Meeting was adjourned at 8:45 pm

**Respectfully submitted,
Renee Hall, PMP**