

TUSCAWILLA HILLS CITIZENS ASSOCIATION
Quarterly Board Meeting
Monday, January 3, 2011, at 7pm
Jefferson County Board of Education Office, 110 Mordington Ave., Charles Town

Board members in attendance: Steve Thompson, Gary Kable, Bob Tansill and Christi Stevens

Board members absent with notice: Phil Larcomb

Others in attendance: Renee Hall, PMP

With official quorum, Gary Kable called the meeting to order at 7:20 pm.

General Community Issues: No homeowners were present.

Association Business Meeting:

Steve Thompson made a motion to accept the minutes from the September 14, 2010 meeting; it was seconded by Bob Tansill and, after a vote was taken, the motion carried unanimously.

Steve Thompson made a motion to accept the minutes from the October 19, 2010 meeting with revisions; it was seconded by Gary Kable and, after a vote was taken, the motion to accept was approved.

Renee Hall pointed out that the minutes from the July 6, 2010 meeting were approved even though revisions were needed. Renee will revise and submit these minutes to the Board for online vote upon completion.

Bob Tansill went over the Treasury Report and provided a status of the delinquent accounts. Currently there is \$43,041 in delinquent road fund and an additional \$10k in legal and late fees outstanding.

Renee Hall advised the Board that she would be attending a meeting with Valley Credit and PMP to look over accounts to determine the next course of action. This meeting is to be held within the next two weeks. VCS Accounts have been with them for over 1 1/2 years. Tuscawilla Hills turned over accounts as of May 2009 to VCS.

Request was made by Bob Tansill for Valley Credit to provide detail on collections efforts on delinquent accounts. Bob would like to see the payment plans that have been set up for homeowners. Bob requested additional information from Renee Hall regarding VCS' legal department's process.

Gary Kable requested from Renee Hall, via VCS, a report on the monthly monies received in accordance with the delinquent accounts they are handling for Tuscawilla Hills.

Bob Tansill made a motion to request that a report be provided by VCS, beginning 2/1/2011, detailing collection efforts and monies received for the prior month. Part of this report request would include recommended Charge Offs each month. The report should be distributed to Renee Hall and emailed to the board. Motion was seconded by Christi Stevens and, after a vote was taken, the motion was approved.

Renee Hall discussed with the Board the amount of credits on HOA accounts. It was recommended that these accounts be cleaned up and statements sent out to the impacted homeowners to alert them to the lesser amount owing. This will be done within the next month.

Gary Kable requested cash receipts for the year from PMP at the last quarterly meeting - accounting is creating a report that will be provided monthly to the Board with the actual income received for all categories.

Christi Stevens recommended that an article be put in the newsletter about the delinquent homeowner dues and how it impacts everyone within the community.

Renee Hall provided an update to the Board regarding the FEMA letter. FEMA gave the state of WV money for the snowfall in February 2010 however the state will not release the funds to Tuscawilla Hills HOA. Renee Hall has filed an appeal to FEMA.

Bob Tansill provided to Renee Hall a letter from Breckenridge, as an example, for sheriff patrol in the neighborhood. Renee is directed to write a letter to the Sheriff Department requesting traffic enforcement.

Gary Kable provided the Board with an update on the speed bumps - it is likely there will be more in the future (ex. Douglas, New Castle), bumps should be repainted with reflective paint in the Spring. Overall consensus of the group is that they are helping however there are spots within the community where people are driving around the speed bumps or continuing to speed between bumps.

Renee Hall provided an update on account #58591. The property is now in litigation for covenant violations and encroachment upon the common areas of the community. The attorney has filed for default judgment because, although the homeowner appears to have completed nearly all necessary work, he has failed to respond to the courts.

Bob Tansill requested additional information regarding the type of treatment used on the community roads Christmas night since there was no evidence of salt the next morning. Renee Hall advised that this was a liquid pretreatment.

Financial Report: Mr. Tansill reported that for Year End 12/31/2010 - operating cash totaled \$47,011, unpaid assessments (receivables) totaled \$52,738, and "other" cash (or cash equivalents) totaled \$39,523, for total assets of \$139,272.

Accounts Payable totaled \$4,713, prepaid assessments totaled \$25,913, and "other" liabilities totaled \$440, for total liabilities of \$31,066.

For the month, the Association ended the month in a positive cash position of \$108,207.

For the month ending December 31, 2010, the Association incurred expenses and accrued costs totaling \$88,967, over budget by \$66,068.

For the fiscal year ending December 31, 2010, the Association incurred expenses and accrued costs totaling \$284,068, under budget by \$4,779.

As of December 31, 2010, replacement reserves totaled \$39,523.

The 2011 Budget was ratified at the October Citizens Meeting. The 2009 reserve shortfall for the months of November and December 2009 were in fact funded 12/2010, bringing current all budgeted capital and snow contingency reserve deposits.

Pending Business:

Lights at the park - mixed emotions from homeowners within the surrounding area. Use of the mosquito - do we want to spend the money? How effective is this product? Will it penetrate a car? Coverage? Could this be used on a trial basis? Suggestion was made to fence in the park. Additional research is needed prior to the Board being able to make an informed decision regarding the use of the mosquito to ward off trespassers in the park at night.

The meeting was adjourned at 9:15 pm.

Respectfully submitted,
Christi Stevens, Board Secretary