

Expansion of the current water treatment facility will allow the City of Charles Town the ability to treat water more efficiently. City of Charles Town Utilities advised that an anticipated increase is expected mid/late 2013 which will increase household billings \$8-15 depending on water usage.

Gary Kable advised that the roads in Tuscowilla Hills were not built for heavy machinery traffic and the trucks needed to complete this project will cause damage to the community roads.

Anticipated access is for the trucks to come into Tuscowilla Hills near the park, down Lindsey or down Tuscowilla Drive to the gravel road near the basketball court. Contractors will need to repave Lindsey if necessary.

Renee Hall inquired to the adverse effects for leaving the ponds. The City of Charles Town Utilities advised that the large lagoon is staying. The remaining two lagoons would have to be aerated by the City. The sludge will need to be removed.

This project is anticipated to take 2 years from onset to completion.

Renee Hall advised that the contractor would need to make repairs to the community along the way. This will lessen the impact to our community members.

The project also includes an alternate water line being added along Tuscowilla Drive on the opposite side of the road from the existing sewer line.

Easement behind houses on Packett will be utilized for sewer pipe. Renee Hall will confirm how wide the existing easement is. Trees will need to be removed in order for this work to be completed. Ms. Hall requested that the city work with all homeowners on Packett to explain the importance/necessity.

Contractor will be awarded mid-summer.

Project start date projected for August 2011.

Hours of operation are anticipated to be from 7am-6pm 5 days a week. The City also anticipates a provision within the contract to allow for Saturdays if the project gets behind.

The Board requested that the Contractors be onsite for the HOA meeting in July.

Board Reports

1. Tax appeal – Crystal Lake case - Renee Hall advised that the majority do not tax on common areas but this varies depending on classification. The fight is that green space should not be taxed. Two HOA's have elected to hire attorneys and fight this legally.

Bob Tansill made a motion that Tuscowilla Hills contribute \$200 to JCOHOA for the legal fees being incurred to show our support of this litigation; it was seconded by Steve Thompson and, after a vote was taken, the motion carried unanimously.

2. Renee Hall advised the Board that the PMP 2011 Management Contract was not ready at that time.

3. Gary Kable advised that the stop signs should only be replaced with steel. Bob Tansill made a motion that the missing signs be replaced with steel; it was seconded by Phil Larcomb and, after a vote was taken, the motion carried unanimously.

4. Renee Hall advised that she would be attending a meeting with VCA regarding delinquencies.

5. The Board requested that a letter be sent to Jane at the City of Charles Town Utilities providing a recap of the meeting, concerns over usage of certain roads, noise ordinance and restoration of the effected property.

General Community Issues

Open Forum

No community issues at this time.

Adjournment: Mr. Kable adjourned the meeting at 9:15pm.

Submitted by Christi Stevens,
Secretary of the Board