Tuscawilla Hills Citizens Association Meeting Tuesday, April 11, 2011, at 7:00 p.m. Jefferson County Board of Education Office 110 Mordington Avenue, Charles Town, WV

Attendance:	Gary Kable	Phil Larcomb
	Steve Thompson	Bob Tansill
	Renee Hall, PMP	Christi Stevens

**Homeowners present:** several homeowners present along with Jane (last name) with the City of Charles Town, Butch (last name) Superintendent, Mike Hanna with Black and John Cool with RK&K.

With an official quorum, President Gary Kable called the meeting to order at 7:02 pm.

## **Treasurer's Report**

Mr. Tansill reported that as of 2/28/2011 - operating cash totaled \$65,879.25, total reserve cash totaled \$51,891.25 and total accounts receivable totaled \$59,364.53 for total assets of \$177,135.03.

Accounts Payable totaled \$273, prepaid assessments totaled \$49,237.21, and prepayments for prior owners totaled \$440.00 for total current liabilities of \$49,950.21.

For the month, the Association ended the month in a positive cash position of \$2,862.78.

For the month ending February 28, 2011, the Association incurred expenses and accrued costs of \$7,435.13, over budget by \$5,903.13.

## **Old Business**

Speed Bumps – Renee Hall advised the Board that she is still receiving complaints from Tuscawilla Hills residents regarding homeowners and their visitors driving around the speed bumps and into their yards. The Board unanimously approved the moving of the "Speed Bump Ahead" signs to be directly beside the speed bumps to deter people from driving around them. Signs will also be altered to read "Speed Bump Here." Renee Hall will have this work scheduled within the next couple weeks.

Tree replacement lining Tuscawilla Drive off Rt. 51 - Gary Kable advised the homeowners in attendance of the challenges with the prior planting of Bradford Pears. Board discussed possible trees for planting. Renee Hall will obtain pricing, details on trees for consideration, etc.

## New Business

Sewer Pond Closure – The Board invited the City of Charles Town Utilities, Black & B\_\_\_\_\_, and RK&K to discuss the process and impact to the community.

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 Tuscawilla 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 Tuscawilla Hills near the park, down Lindsey or down Tuscawilla 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 Tuscawilla 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 Tuscawilla 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.

<u>General Community Issues</u> <u>Open Forum</u> No community issues at this time.

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

Submitted by Christi Stevens, Secretary of the Board