

**TUSCAWILLA HILLS CITIZENS ASSOCIATION**  
**Quarterly Board Meeting**  
**Tuesday, September 13, 2011, at 7pm**  
**Jefferson County Board of Education Office, 110 Mordington Ave., Charles Town**

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

**Others in attendance:** Renee Hall, PMP

**With official quorum, Gary Kable called the meeting to order at 7:08 pm.**

**General Community Issues:** No homeowners were present.

**Association Business Meeting:**

Renee Hall has received bids for landscaping services within the community for the upcoming year. The Board narrowed the 3 vendors down to two.

Bob Tansill made a motion for Renee Hall to contact the final 2 landscaping companies for best and final contract submissions for the 2012 landscaping contract. It was seconded by Steve Thompson and, after a vote was taken, the motion carried unanimously.

Gary Kable received a letter of acknowledgement from the Sheriff for patrolling in Tuscowilla Hills. Copy of the letter is attached with the minutes.

The Board discussed the proposed budget for 2012. After much discussion, Bob Tansill made a motion to increase the road fund \$4 per month (From \$32 per month to \$36 a month totaling \$432 per year). It was seconded by Phil Larcomb and, after a vote was taken, the motion carried unanimously.

Halloween in the community will be on Halloween Monday, October 31st from 6-8pm.

Bob Tansill brought up that 911 addresses need to be posted on all houses within the community. He recommended that this be incorporated into the next newsletter to notify homeowners. The City will issue warnings and possible fines if they are not posted in view for emergency vehicles.

The Board set the Citizens meeting for Thursday, October 27th at 7pm to discuss the budget and nominations for 2012 Board. The budget went out to the community on 9/26/11.

Renee Hall asked the Board members if they were staying on for another term. All agreed to stay on. The Board discussed having someone prepare the minutes outside of the board to get these done quicker so they can be put up on the website. The current Secretary is fine with this decision.

The Board adjourned to Executive Session at 8:55 p.m. to discuss the recommendations prepared by Trump & Trump for delinquent owners.

The Board returned to Open Session at 9:28 p.m. and voted unanimously to proceed with the recommendations as presented to include (filing of 42 liens and 20 suits) as well as writing off bad debt for accounts that could not be pursued by way of judgment lien due to the owners no longer owning the home in the community.

The meeting was adjourned at 9:34 pm.

Respectfully submitted,  
Christi Stevens, Board Secretary