

**Tuscawilla Hills Citizens Association
Quarterly Board Meeting
Monday, July 6, 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, Phil Larcomb, Steve Thompson

Absent without notice: Caroll Hartzell

Others in Attendance: Renee Hall, PMP

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

General Community Issues:

No homeowners were present

Association Business Meeting:

The approval of the April 6, 2009, Board Meeting Minutes was moved to the Citizens Meeting to be held on July 14, 2009.

Renee Hall of PMP provided the financial report for the period ending June 30, 2009

Renee Hall of PMP provided the Management Report for the period April 14, 2009 through July 2, 2009

PMP presented a letter to the Association advising they will be flowing the hydrants in the community for the purpose of establishing baseline information to emergency services. The Association is currently charged a rate for private fire protection. Once the initial flows and pressures are established and in accordance with the rules provided, the flowing, maintenance and repair of the private hydrants will become the responsibility of Tuscawilla. The Board directed Renee of PMP to contact Jane Arnett with the Utility Board to get more details on the ownership of said hydrants and verification of condition of the hydrants upon turnover to the Association or any required repairs.

On April 21, 2009, in an action without meeting, the Board voted unanimously 5-0 to approve the waiver of 3 late fees totaling \$45.00 in return for payment of dues in full through April 2009 on account # _____

On May 15, 2009, in an action without meeting, the Board voted unanimously to approve a \$50.00 donation to the Independent Fire Company in memory of Bill Strange who passed in May after many dedicated years of service to the community.

PMP was directed to send a letter to the owner of the North Ridge Apartments regarding maintenance of the property.

Old Business

The reimbursement from PMP in the amount of \$2,055 for the speed bumps is still pending.

The Ad Hoc Committee for RV & Trailer Rules is still trying to work out a date to meet

PMP was directed to include an article and online poll of the community regarding their thoughts on the use of a Security Patrol Service in the community.

PMP was directed to obtain three more bids for the renovation of the Summit Point Mail Station.

On a motion by Tansill, seconded by Thompson, the Board voted unanimously to have Jenkins remove 3 bushes behind the Post Office at a cost not to exceed \$175.00

It was brought to the attention of the Board that the wheel stops on Newington Ct N & S are very deteriorated and present more of a hazard than a help to the residents in that area. The Board directed PMP to obtain a cost to remove the wheel stops.

PMP was directed to notify Gary Cogle of the date for the Fall Cleanup at Tusawilla that will be Saturday, November 21, 2009 from 9am to 3pm. A chipper shredder will be rented by the Association and will be manned by Gary Kable, Phil Larcomb, Bob Tansill and Steve Thompson of the Board of Directors.

Meeting Adjourned at 8:30 p.m.

**Respectfully Submitted
Carol Hartzell, Secretary**