

Tuscawilla Hills Citizens Association  
Quarterly Board Meeting  
Tuesday, September 8, 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 (telephonic attendance)

Absent with Notice: Steve Thompson

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:

Caroll Hartzell has resigned from the Board due to health reasons.

Approval of the April 6, 2009 & July 6, 2009, Board Meeting Minutes was moved to the Board Meeting to be held on October 5, 2009.

In an action without meeting on July 19, 2009, the Board voted 4-0 to approve the removal of the deteriorated wheel stops, presently located on the perimeter of the parking areas at Newington Ct N & S. The few good wheel stops along the perimeter will be moved to the park to and placed in such a manner to prevent vehicles from parking on the grass.

The primary purpose of this meeting is to review the proposed 2010 budget and the current rate of assessments.

After considerable discussion regarding contract proposals for Snow Removal, Landscaping, Management and Reserve Projects & deposits scheduled for the Association, as well as the rising rate of delinquent owners and uncollected assessments in 2009, the following was determined;

Cleanup of storm water management areas would be removed from the budget for 2010.

Reserve contributions for the months of November and December 2009 would be deferred to 2010 if necessary, to meet the contracted fiscal responsibilities of the community through 2009.

Provisions are added to the 2010 budget to replenish any shortfalls of reserve funding from 2009.

PMP was directed to proceed with obtaining bids for the road repairs for 2009 as recommended by the Reserve Study.

On a motion by Tansill, Seconded by Kable, the Board approved 3-0 to approve an increase in PMP's management fee in the amount of \$1,704.00, provided that it pass directly to the Community Manager, Renee' Hall, for her diligence and outstanding management of the community in 2009.

On a motion by Tansill, seconded by Larcomb, the Board approved the recommended budget, as amended for 2010 with no increase in assessments 3-0.

Meeting Adjourned at 8:45 p.m.-

Respectfully submitted,  
Renee' Hall, PMP