

*Thurston Groves HOA Meeting  
Approved Minutes for May 28th, 2013*

*Attendees: Bob Lima, Jim Kieffer, Dave Sferrazza, Rich Canter, Pat McElroy (RPM)*

- *Call to Order – 6:31 pm Seminole Recreation Center*
- *Established quorum (4 directors present, quorum established)*
- *Call to Order & roll call of Directors (Directors Keiffer, Lima, Sferrazza & Canter present, Bartles absent)*
- *Proof of Notice of meeting. Signs posted Sunday May 26th, 2013)*
- *April 13th, 2013 meeting notes approved as read (Canter motioned, Sferrazza second)*
- *Bob Lima, President, opening statement outlined what was expected for the rest of the year:  
Hope to return to the tradition TGHOA 4 board meetings a year. This is our 2nd meeting this year. Hope to meet again in September or hopefully when Dave Sferrazza is back and present the 2014 budget as prepared by RPM, Canter & Lima) for discussion. The annual General Membership meeting and board election.*

*Special Business*

- *Treasurer's report for April (by Rich): April financials okay*
- *Manager's Report / RPM Patricia McElroy*

*Wall*

- *Pressure washing the wash just exterior = \$2,500*
- *Painting. No active plans to paint at this time*
- *Prior to painting repairs will need to be made*
- *Pock marks: Holes from hanging Xmas lights*

*Suggest new pump for fountain to aerate, old pump used for irrigation Irrigation*

- *Sprinkler heads on Ridge Road need repair (Zone 1-2-3)*
- *Sprinklers are getting clogged from silt. Change to old pump will rectify and able to add new filters.*
- *Kellis Williams will correct the silt problem by connecting the old pump to pull water from the pond and redirect the well to replenish the pond.*

*Black Fence: Getting new quote for painting*

*Owner Issues – RPM supplied all legal documents*

- *Lot 69 has pool drainage pipe going to lake. This will be capped*
  - *Lot 1 – Sekeres. Short sell turned down by bank – July 16th, 2013. Probably would only collect 12 months late fees. Pat to investigate the "motion to compel" (make lender move)*
  - *Lot 29 – Short sale not accepted. Rich suggest that we wait till bank is forced to take action and resolve our claim.*
- Landscaping:*
- *Mary & Penny presented plan*
  - *Emphasis to stay within budget*
  - *Directors with Mary walked the perimeter to decide on what we will do*
  - *Dave recorded what we agreed to do*
  - *Rich will follow-up to support implementation*
  - *Front Entrance*
  - *Concerns about spending too much considering 102nd avenue will be widened in about 1-3 years*
  - *Ridge Road Erosion*
  - *Discussed on how to stop the erosion*
  - *Concerns that sod will not be enough*
  - *Concerns that "covering" will work but will take some time to fill in and will require significant maintenance*
  - *Issue occurred before and HOA covered the expenses. HOA agreed back then if it reoccurred, the Home Owner will be responsible*

- *No decision on direction to take.*
- *The board was in agreement that the Landscape budget should adhere to the 2013 projections.*

*Miscellaneous*

- *Bob presented Landscape Committee guidelines*
- *Directors approved*
- *Agreed to separate Landscape and Maintenance budget for 2014*

*Post Script: After reviewing by-laws with RPM and the President, the following was added to the minutes: "after further consideration, it was decided to table the issue of awarding a dinner gift to former Presidents. It may develop to be an issue with our by-laws." Motion rescinded.*

*Board approved above minutes on August 29th, 2013*