

BOARD of DIRECTORS MEETING MINUTES

DATE: February 7, 2017 – 6:30pm

LOCATION: Seminole Recreation Center

I. CALL TO ORDER: Board Attendance: Janis Howard, Alan House, Joe Disharoon, Robert Jahnke, and Susan Garrity McClellan. 6:30pm

II. PROOF OF NOTICE: Two outdoor signs posted Feb. 6-7; Agenda posted on website Feb 1st

III. APPROVAL OF MINUTES FROM LAST MEETING: Unanimously approved

IV. TREASURER'S REPORT: Alan House reported Reserves: \$96,779. Expenses: Fieldstone Repair \$110. Alan motioned to move a surplus of \$11,000 into reserves. The motion was seconded by Bob Jahnke. Approved.

V. Alan researched adding "A Deed-Restricted Community" signs to our front and back entrances. The signs would cost \$35 each and they would match the green in our current signs. After some discussion, Alan will do more research regarding the cost of redoing the signs altogether to include the words, "A Deed-Restricted Community".

VI. OLD BUSINESS UPDATES

A. FINING COMMITTEE: Janet Dent, Bill Mosley and Al Hassan agreed to serve on the Fining Committee. Alan also found three people for the Design Review Board (DRB): Bob Lima, Dave Sferrazza and Jon Jenkins. One member from each Committee should attend every board meeting. Alan asked that they be added to board communications. Alan made a motion to approve both Committees, Bob Jahnke seconded, approved.

B. FACEBOOK PAGE: Jennifer Disharoon set up a Thurston Groves Neighborhood page where homeowners can access and share information. An announcement on how homeowners can access the page will be in a newsletter to be mailed to all owners this month. Currently, if a homeowner is interested in participating, they must request access. Once the page is rolled out, it will be made a secret group so homeowners can access it without having to be invited. Jen will monitor the page.

C. SURVEILLANCE CAMERAS: Jan Howard told the Board that after some discussions with Leland, having surveillance cameras installed would create a liability to the HOA if there was a burglary and the cameras malfunctioned. Most homeowners in the Association have security alarms and most instances of burglaries in our area occur when the alarms are not set or the property/vehicle is not locked. Jan motioned we table the surveillance camera discussion for a later time. Alan seconded and the board approved. One homeowner attending the meeting, Mamik Chamarchy, felt we should at least look into the cost. He will investigate the costs of placing the cameras at both entrances to capture the identity of vehicles entering and exiting Thurston Groves (TG), along with the costs associated with maintaining and monitoring them.

D. ROAD RESEALING: Bob Jahnke is working with Roger Edelman from the Seminole City Counsel to seek approval for improving the condition of our roads.

E. CONDITION OF STREET LIGHTS: Currently, TG does not have a contract for the street lights with Duke Energy. TG pays Duke \$29k annually, or \$300/household per year. Mary (Leland) will contact Bob Lima for notes on prior conversations on this issue to explore potential options.

F. GATE SPRINGS ON RIDGE ROAD: Jan raised a motion to not put gate springs on the ridge road gates since they are not left open that often. Alan seconded the motion. It was unanimously approved.

G. RECOMMENDED VENDOR LIST: Bob Jahnke suggested putting together a recommended vendor list for the neighborhood to help TG homeowners find reputable handymen, landscapers, plumbers, etc., Everyone agreed it would be a good resource to have. The list will be put on TG's Facebook page.

VII. NEW BUSINESS:

A. PROPERTY MANAGEMENT BID FOR 2018: Leland Mgmt. has not increased its fees in five (5) years. Last year, Leland increased its fees by 45%. Bob Lima negotiated the 45% increase be spread over three (3) years. TG currently pays Leland \$9,100 annually. Susan Garrity McClellan volunteered to secure bids from three (3) property management firms and compare to Leland.

B. WELCOME PACKET: Jan suggested it would be a good idea to provide new homeowners with a welcome packet that would include Board information, HOA information, etc. Jan and Alan will discuss what should be included in the packet and present it at the next meeting.

C. COVENANT VIOLATION ENFORCEMENT POLICY (CVEP): It was proposed that we update the CVEP and include it in the newsletter to be mailed to all homeowners of record in February. Alan motioned, Jan seconded, approved.

VIII. MOTIONS APPROVED:

A. Move \$11K excess funds to reserves

B. Design Review Board Members: Jon Jenkins, Dave Sferrazza, Bob Lima

C. Fining Committee: Janet Dent, Bill Mosley and Al Hassan

D. No springs to be installed on Ridge Road gates.

E. Update Covenant Violation Enforcement Policy (CVEP)

IX. NEXT BOARD MEETING: May 16, 2017 – 7:00 p.m.

X. ADJOURNMENT: 7:45 pm