

THURSTON GROVES HOMEOWNERS ASSOCIATION, INC.
BOARD of DIRECTORS MEETING MINUTES
DATE: May 16, 2017 – 7:00pm

LOCATION: Seminole Recreation Center

1. *CALL TO ORDER: Board Attendance: Robert Jahnke, Alan House, and Susan Garrity.*
2. *PROOF OF NOTICE: Two outdoor signs posted May. 14-16, 2017.*
3. *APPROVAL OF MINUTES FROM LAST MEETING: Unanimously approved.*
4. *TREASURY UPDATE: Alan reviewed TG's 2016 Tax Return. No taxes or bank fees were due. Need to roll over excess funds.*
5. *OLD BUSINESS UPDATES*
 - A. *FINING COMMITTEE: Janet Dent, Bill Mosley and Al Hassan met on May 11, 2017. The Fining Committee proposed the following to the Board concerning non-compliance with TGHOA regulations by 10219 Falcon Terrace homeowners:*

Because of the homeowners' preplanned trip out of the country, the Fining Committee recommends a leniency of over two weeks from their return on 31 May to bring their property into compliance with our HOA regulations. If compliance is not verified by 16 June, a \$50 a day fine should begin on 17 June and be levied each day they are not in compliance. Compliance must be verified by Leland Management.

1.
 - A. *SURVEILLANCE CAMERAS: Mamik Chamarchy has not reported his findings on the cost of the cameras. At the February meeting, Mamik volunteered to 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 maintain and monitor them.*
 - B. *ROAD RESEALING: Bob J. is investigating options to improve the condition of our roads.*
 - C. *CONDITION OF STREET LIGHTS: Mary (Leland) has not contacted Bob Lima for his notes on prior conversations with Duke Energy. There is still a need to explore potential options.*
 - D. *PROPERTY MANAGEMENT BID FOR 2018: Susan has secured bids from eight (8) property management companies. Next step: Bob J. and Susan will interview the CAM's from the top three companies: AmeriTech, Associa and Vanguard.*
 - E. *WELCOME PACKET: Due to health issues, Jan has resigned from the board. The contents of the Welcome Packet have been put on hold.*
 - F. *COVENANT VIOLATION ENFORCEMENT POLICY (CVEP). The CVEP was updated and included in the newsletter that was mailed to all homeowners of record in March, 2017.*
1. *NEW BUSINESS:*
 - A. *Leland Management, Inc. Mary was not at the board meeting. Susan will investigate the reason for her absence.*
 - B. *FIELDSTONE LANDSCAPE. Bob J. has not received a response from Fieldstone and is waiting for Mary to send him a copy of their contract. Better communication is required to confirm what Fieldstone is doing (palm tree injections, irrigation, etc.).*
 - C. *FINANCIALS. Bob J. would like explanations of the \$6,210 deposit on record with Duke Energy and MAR Collections for \$348. Susan or Alan will speak to Leland's accountant.*

- D. 5 HP PUMP (Ridge Road). Alan would like to see it covered or removed if not needed. Bob J. will look into this issue.*
 - E. FINING COMMITTEE. Concern was expressed over the number of letters recently distributed to homeowners. Drought restrictions will also impact compliance at this time.*
 - F. RODENT INFESTATION. A growing number of homeowners are experiencing rodent issues. Others have noticed them at dusk as they walk in the community. The infestation is growing and there is a need to make all homeowners aware of what they can do to deter the recent growth.*
- 1. NEXT BOARD MEETING: July 11, 2017, 7:00 p.m.*
 - 2. ADJOURNMENT: 8:05 pm*

Approved minutes on May 30, 2017 TGHOA Board of Directors