

# Turtle Creek I&II, HOA

## Board of Directors Meeting Minutes

**Board members in attendance:**

<b>Pete Jula, President</b>	<b>Ray Harrison, Vice President</b>
<b>Herb Chavronne, Director</b>	<b>Dennise Hart, Secretary</b>
<b>Mike O’Grady, Treasurer</b>	
<b>Beverly Neubecker, Ameritech</b>	<b>Devron Jula, Unit Owner</b>

**Date/Time:** December 10, 2019 at 6:30 p.m.

**Location:** East Lake Woodlands Country Club-Meeting room upstairs in back

**Call to Order:** The meeting was called to order at 6:35 p.m., a quorum was established. Ray moved to accept the minutes with correction of Pam corrected as Patty, seconded by Dennise, all in favor, carried.

**Manager’s Report:** The Board discussed the owner update mailout added to the Board packet. The Board decided to take the information and review for the next meeting.

Management contract procedures were discussed. Management suggested a walk through with Board member each month. Mike O’Grady stated that the follow through should be completed as per contract.

**Unfinished Business:**

Asphalt work in the association was discussed. The Board will review contracts and decide what steps to take next. Ray Harrison suggested an arbitration committee be set up to regulate items like trailers parked in the Association.

Christmas decorations were discussed. Bridgette Mannion will be contacted for an update by Mrs. Jula. Most of the decorations were completed, the balance will be completed the upcoming weekend. Some new pieces were purchased. Not all entrances are complete according to Stuart.

Committee requirements were discussed. It was recommended that all Board members read the docs and the architectural manual to be aware of association requirements. Ray Harrison recommended these committees are built to help keep the association in good place. He suggested a pilot project be set up as a start for the program.

**New Business:**

A question was raised about the comment that the Association is losing \$1,000 per month. Mike questioned what that question concerned. Pete explained it was returned earnings and that a Board member felt it was not in the best interest of the Association.

The Board requested Management to find out if the Master Association is having any increases for 2020.

**Next Meeting:**

The next meeting of the Association will be held February 4, 2020 at East Lake Woodlands Country Club at 6:30 p.m.

**Adjournment:** Dennise moved to adjourn the meeting at 7:57 p.m., seconded by Mike, all in favor, carried.