

Aper
3/22/22

**Turtle Creek I & II HOA
Board of Director Meeting Minutes
February 22, 2022 at Ameritech Management**

Board members present were:

Damian Kondrotas - President, Paula Uselis – Treasurer, Denise Hart – Secretary, Ray Harrison – Director, Gary Williams – Director, Beverly Neubecker - Ameritech Management

Board Members not present: Herb Chavanne – Director, Pete Jula – Director,

Guests present: Gruber

Meeting Called to Order

The meeting was called to order at 3:14pm by Damian Kondrotas.

Reading of the Minutes

Paula moved to waive the reading and approve the minutes from the January 25, 2022 meeting, seconded by Gary. All members were in favor – motion carried.

Manager's Report

- **Collections** –Beverly stated that all July 2021 HOA fees have been collected. However after reviewing the collections report 20 Randall Court was \$50 behind. The second half of year billing was due in January. There are 6 homeowners that are past due a total of \$4,300.

Treasurer's Report

January financials were sent to all Board members on 2/11/22 for review. Paula stated that ELW HOA fees did rise as expected in January and were budgeted for by TC. Waste removal (garbage) went up \$68/mo., Irrigation Repairs went up \$10/mo. Neither of these were budgeted for. Paula sent an email to Beverly and Accounting with several questions but no answer has been received. Beverly will follow-up.

Unfinished Business

- **Tree Removal**Paula proposed that the HOA have the tree removed that is rotted and leaning on the monument on the south side of Randall Court. Beverly got a quote from Joey Trees for \$1000. Beverly was asked to get a quote from Manuel (our landscaper) and from Jeff (Dennise's landscaper).
- **Street Signs**....Beverly presented quotes to have the 10 street/stop signs replaced and also to have them painted. Al Leach price was \$3187 to paint signs and replace names; Lowes price was \$1500 and we would have a graphics company replace the street names; National Signs quoted \$4117 to replace the 10 signs with no graphics. The Board agreed that the signs should be black with gold lettering. Beverly was asked to get a quote from Romaner Graphics and 1 other company for the street name signs for the posts.
- **Hedges along Sidewalks**Damian, Paula, and Beverly met with the Landscaping Committee chair to discuss the upkeep of the hedges along ELW Parkway. Damian stated that "any shrubs that are 40' from the center of East Lake Woodlands Parkway should be maintained by the master HOA". Master HOA will discuss and get back to Beverly.
- **Monuments weeds and ants**Damian used weed killer and ant killer on the monuments.
- **Landscaping of Monuments**.... Dennise agreed to head a committee to design the landscaping for all 9 monuments.

New Business

- Damian presented a quote for yearly December decorating of 9 monuments. The Board agreed to continue with Dennise storing the decorations and decorating being done by volunteers.
- Paula presented a quote to have the 28 Duke Energy light poles power washed for \$490 to get rid of the moss growing on them. Beverly will get a second quote to compare.
- Master HOA notified Damian that they were paying for power at main TC entry monument. They have turned off power there. Gary proposed that our HOA have the power turned back on. Ray seconded and all were in favor. Motion passed. Beverly was asked to have the power meter turned on in the name of TC 1 & 2.
- Damian asked the Board's permission to meet with TC 3 & 4 Board to discuss sharing of some expenses. The Board agreed that he should proceed.
- Ray expressed concern about ELW Country Club Irrigation not responding to problems in a timely manner and shutting off water for long periods during repairs. Beverly was asked to escalate this to the Country Club for immediate attention. After the meeting Damian contacted them.
- Paula stated that our documents currently do not provide any method to enforce rules and regulations except to sue a homeowner. Paula proposed that we get quotes to re-write our Declaration. Beverly will get quotes from 3 HOA attorneys to rewrite the Declarations.
- 65 Kelleys Trail attended the meeting to request approval to add a white vinyl privacy fence on their property between 55 and 65 Kelleys Trail. Paula proposed that the fence be approved conditional on maintaining 6 feet height and being placed such that it does not extend any farther forward than the front corner of their house and no farther to the golf course than the back corner of their pool, otherwise a property drawing will be needed for approval. Gary seconded and all were in favor.

Next Meeting

Tuesday – March 22 at 3:00pm at Ameritech

Meeting Adjourned

Dennise proposed that the meeting adjourn at 4:48pm. Gary seconded and all were in favor.

Action Items before Next Meeting

Beverly

1. Beverly was asked to get a quote from Manuel (our landscaper) and from Jeff (Dennise's landscaper) to remove the rotted tree next to the monument on the south side of Randall Court.
2. Beverly was asked to get a quote from Romaner Graphics and 1 other company for the street name signs for the posts.
3. Beverly will Follow-up with the Master HOA regarding their plans for upkeep of the hedges/shrubs/grass that extends 40' from the center of the road on ELW Parkway, per our last meeting with them.
4. Beverly will get a quote to have the 28 Duke Energy light poles power washed to get rid of moss
5. Beverly was asked to have the power meter that operates the lights at the Main TC entry monument turned on in the name of TC 1 & 2.
6. Beverly will get quotes from 3 HOA attorneys to rewrite the Declarations for TC 1 & 2.

Denise

1. Organize a committee to design the landscaping for all 9 monuments