

**Turtle Creek I & II HOA
Board of Director Meeting Minutes
January 26, 2021 via Zoom Conferencing**

Board members present were: Pete Jula, Paula Uselis, Herb Chavonne, Ray Harrison, and Damian Kondrotas. A quorum of the Board was present.

Beverly Neubecker, Ameritech Management also in attendance.

The meeting was called to order 3:13 pm

The minutes from November 24, 2020 and December 1, 2020 meetings were approved this meeting by a motion from Herb and seconded by Paula. All in favor, carried.

Manager's report

Beverly stated that the accounts are current for the association at this time, no delinquencies. A walk through of the property was completed and a report is included in the packet to the Board.

The painting of 205 Turtle Creek Circle was discussed. Board members will review and advise management whether to send a letter as the paint color does not meet association specifications. They are new owners and may not have been made aware of the specifications.

Drainage issue was discussed, the Board to meet with the Master Association January 27, 2021 to review per request from Debi Hudrlik, Mgr. Management and Associates.

Unfinished Business

Sidewalks cleaning was discussed and tabled to be revisited for the budget next year, The motion was made by Damian, and seconded by Paula, all in favor, carried.

The kneewalls were discussed and tabled until the next meeting. Management is to provide samples of area monuments for review as the Board wishes to investigate replacement. Ray will look over the signs and how to modernize them for the next meeting. Lights on the monuments were discussed. Damian stated he would look into buying brass finish, if the transformer is 100 volt only.

Paula reported the first draft of the rules and regulations will be sent to the lawyer and will provide to the Board for changes as well to be addressed at the next meeting.

Golf carts were discussed. Paula stated she asked legal about the use of the golf carts and he stated that it should be covered under the association's insurance policy.

Paula requested that the insurance policy is sent to her to review.

Treasurer's Report

Daminan provided the treasurer's report. He stated everything was looking pretty good except he still has a concern with the landscaping line item being over budget. The landscaping charges will be reviewed to determine if there is an issue. Damian also questioned how the maintenance fee delinquency is sent to the members, and when is it sent for collection. Management will provide a sample letter of first notice of amount due and the final notice indicating the owner is sent to collections.

Next meeting

The next meeting will be held February 22, 2021 at 3:00 p.m. via zoom conferencing.

Adjournment:

Paula moved to adjourn the meeting at 4:13 p.m., seconded by Herb, all in favor, carried.

Action Items This Meeting:

1. Monument painting/modernize- samples.- Ray & Bev.
2. Legal meeting and revisions & insurance review- Paula
3. Lighting for the kneewalls-Damian
4. Letter of first notice and collection notice to Board-Bev.