

TURTLE CREEK UNIT ONE ASSOCIATION, INC.
BOARD MEETING
JULY 25, 2017

Meeting was called to order at 4:02 p.m. by Pete Jula.

Board Present: Ray Harrison, Peter Jula, Stan Karczewski, and Stuart Haverbeck, Not present Herb Chavanne, Denise Hart, and Craig Valchine

Ameri-Tech Presence: Louis DeSantis

Minutes: Stuart motioned to waive the reading of the minutes of the previous meeting seconded by Stan and approved by all.

Treasurers Report: Stan stated Revenues in June and for year-to-date were higher than planned primarily due to timing of assessment payments. Expenses in June were about 6% higher than planned and year-to-date expenses are about 1.5% over budget, primarily due to higher legal costs (\$388), higher ELW Association fees (\$199), and higher electric repair costs (\$107).

Required reserve balances for paving, sealcoating, and knee walls were increased by allocations from operating earnings of \$1,431 in June and total \$131,505 as of June 30, 2017. Also as of June 30, 2017, no homeowners are delinquent, 31 homeowners prepaid a balance of \$23,250 of the July 1, 2017 assessment, and three homeowners prepaid a balance of \$1,683.40 of the January 1, 2018 assessment.

Stan also provided a report to the board and did an overview breaking down the annual revenues, expenses, and reserve allocations fiscal years June 30, 2011 through 2018. He will discuss it further next month when more board members are present. The goal is to see what expenses can be reduced.

Committee Reports: Nothing to report.

Manager's Report:

Lou has walk through scheduled for Friday, July 28th.

Stan and Stuart met with our attorney, Tiffany, regarding the preservation of documents. Tiffany clarified the master declaration documents pertains to the Main Association. She confirmed the Articles of Incorporation and Bylaws were never amended. The document states only founding members can vote. However, the founding members had to turn control over to the community within a certain time frame so it should negate that statement. Tiffany felt the statement should be changed, but it wasn't required before preserving the documents and the members can only change it. Our legal name is Turtle Creek Unit 1 Association, but we can adopt a DBA. Stan recommended we proceed to file the preservation of documents and make the changes later. As to the Covenants, only

members can change them. The Covenants state we have to have Reserves so our only option is to look at the amount of funding we are putting in and consider increasing dues. At least two-thirds, or five board members have to vote yes to preserve the documents. The meeting was scheduled for August 22.

Lou contacted Chuck of DMI about the roads and curbs and Chuck said he would drop off top down sprayers for the board to mark the areas that need to be repaired so he can provide a quote. He also contacted Mike Godfrey of Allegiance Development for a proposal.

New Business:

Pete contacted the Main Association regarding gate policies pertaining to contractor access and found out they do not have jurisdiction to not let people in to do work on Sunday. The application for architectural changes states work can only be done Monday through Friday from 7:00 a.m. to 7:00 p.m.

Questions/Open Discussion:

Next meeting will be August 22nd at 4:00.

Meeting adjourned at 5:20 p.m.

Respectfully submitted by:

Ameri-Tech Community Management