

Appr 1/25/22

**Turtle Creek I & II HOA  
Board of Director Meeting Minutes  
November 30, 2021 at Ameritech Management**

**Board members present were:**

Damian Kondrotas - President, Paula Uselis – Treasurer, Pete Jula – Director, Ray Harrison – Director, Gary Williams – Director, Beverly Neubecker - Ameritech Management

**Board Members not present:** Denise Hart - Secretary, Herb Chavanne – Director,

**Guests present:** Nancy Jula, Tony Uselis,

**Meeting Called to Order**

The meeting was called to order at 3:40pm by Beverly Neubecker.

**Reading of the Minutes**

Paula moved to waive the reading and approve the minutes from the October 25, 2021 meeting, seconded by Gary. All members were in favor – motion carried.

**Manager’s Report**

- **Collections** – Reported 1 delinquent unit owes \$50 for July HOA fee.
- **Walk-through TC** – Report included but needs to be audited. Too many errors to use.

**Treasurer’s Report**

October financials were sent to all Board members on 11/12/21 for review. Paula stated that through October 31, 2021 the HOA was still operating under budget. There have been no unexpected expenses as of 10/31/21.

**Unfinished Business**

- **Tree Trimming** – 9 palm trees cleaned/trimmed and 18 Oak trees trimmed and canopy raised to allow for large trucks completed by Joey Tree for a costs of \$4050.
- **Monument Cleaning and Paint** – Monuments were cleaned and painted by Lowe’s painting.
- **Code of Conduct** – “Board Member Code of Conduct” was executed by all Board members that were present at the meeting. Beverly will get signatures from Herb and Dennise and then make a copy for each Board member of the fully executed document.

**New Business**

- Walk-thru report indicated 100 Turtle Creek Circle and 95 Kelly’s Trail have each received 3 notices for repairs and have not taken action. Paula proposed these 2 addresses be sent to the Attorney for a final notice. Gary seconded. Vote was 4 for and Ray abstained.
- Tony Uselis submitted a form to have several trees removed. The Board reviewed and voted to approve the removal.
- Paula Uselis requested that the Board approve her use of Joey’s Tree to perform the tree removal since this is an HOA vendor. Gary made the motion and Ray seconded. All were in favor – motion passed.
- Paula proposed that the HOA accept the proposal from Lowe’s painting to repaint the 9 “Turtle Creek” signs for \$850. Damian seconded the motion. Vote was unanimous and motion passed.
- Paula proposed that the “Turtle Creek” signs be painted in the current colors of Black and Gold. Damian seconded the motion. Vote was unanimous and motion passed.

**Next Meeting**

Tuesday – January 25 at 3:00pm at Ameritech

**Meeting Adjourned**

Pete proposed that the meeting adjourn at 4:27pm. Ray seconded and all were in favor.

**Action Items before Next Meeting**

**Beverly**

1. "Board Member Code of Conduct" was executed by all Board members that were present at the meeting. Beverly will get signatures from Herb and Dennise and then make a copy for each Board member of the fully executed document.