

**TUSCAWILLA HILLS CITIZENS ASSOCIATION**  
**Quarterly Board Meeting**  
**Tuesday, July 6, 2010**  
**Jefferson County Board of Education Office, 110 Mordington Ave.,**  
**Charles Town**

**Board members in attendance:** Steve Thompson, Gary Kable, Bob Tansill  
**Board members absent with notice:** Phil Larcomb

**Others in attendance:** Renee Hall, PMP  
Janice Kable, Resident taking minutes

**With official quorum, Gary Kable called the meeting to order at 7:00 pm.** There were no introductions.

**General community issues:** No homeowners were present.

**Agenda:** The board accepted the agenda.

**Citizens meeting:** The citizens meeting is next Tuesday, July 13. Bob Tansill will not be present but can be reached by phone if necessary.

**Budget meeting:** Scheduled for September 7

**Minutes approved:** On a motion made by Bob Tansill and seconded by Steve Thompson, the minutes from the April 5<sup>th</sup> board meeting were approved.

**Financial report:** Renee Hall reported that the majority of collections were in, with some going to legal, and that there was a mistake in what Locust Hill owed for the entrance from Tuscawilla Drive. On that matter, Renee Hall said that she would look into getting a road counter and would review the language of the agreement.

Bob Tansill asked if the collection agency was helping, and Renee Hall said that the agency is collecting more than the citizens association has to pay it. He also asked when the patch on the completion of the software transition would be finished, and Ms. Hall replied September.

Gary Kable reported that he had not received from Ed a response to his letter. Bob Tansill recommended that Mr. Kable send a second letter signed by all the officers making it clear that the seriousness of this situation not be taken lightly. The letter would include a request that Ed explain the way the financials are reported. Ms. Hall suggested that PMP pay Jamie's hours if she is needed to explain the situation.

**Treasurer's report:**

**Tuscowilla Hills Citizens Association**

**Financial Report for the month ending May 31, 2010**

As of May 31, 2010, operating cash totaled \$59,080, unpaid assessments (receivables) totaled \$49,853, and 'other' cash (or cash equivalents) totaled \$164,415, for total assets of \$273,348.

Accounts Payable totaled \$299, prepaid assessments totaled \$40,743, and 'other' liabilities totaled \$455, for total liabilities of \$41,497.

For the month, the Association ended the month in a positive cash position of \$231,852.

For the month ending May 31, 2010, the Association incurred expenses and accrued costs totaling \$19,792, over budget by \$1,047.

For the fiscal year ending May 31, 2010, the Association incurred expenses and accrued costs totaling \$93,585, over budget by \$7,108.

As of May 31, 2010, replacement reserves totaled \$49,853.

**Action items:**

1. Tabled from the last meeting is the proposal offered by R & L for snow removal. In discussion, Ms. Hall expressed the opinion that if "bare pavement" is the bottom line, then R & L's cost will be greater. On a motion made by Bob Tansill and seconded by Steve Thompson, the board approved accepting the snow removal contract from Todd Wilt and TNT.

2. Because Ms. Hall did not recommend an increase in the management contract, no action was needed on it.
3. Mr. Tansill mentioned that Gene Potts doesn't really have enough help with the grounds maintenance. He suggested that Mr. Potts use a 4' x 12' tarp over the mulch on the playground so that he doesn't spray grass into the mulch when mowing. He will also need to start picking up more of the common areas that older people have been doing. Bob Tansill made a motion, seconded by Steve Thompson, that the contract with Mr. Potts contains stipulations about the tarp and also that he have adequate manpower. The motion was approved.
4. CD due August 20, 2010, valued at \$14,653: Since the association presently has \$35,000 for road repairs and needs \$67,000, Bob Tansill moved, seconded by Steve Thompson, that the CD be cashed and put in reserves for the asphalt project. The motion was approved.
5. On the subject of lighting, Bob Tansill made a motion, seconded by Steve Thompson, that sodium vapor lights be used for replacements. The motion was approved.

**Management Report:** Renee Hall stated that most of the management report had already been covered. Bob Tansill asked if Andy knew where to put the bird signs; the response was yes.

**Old business:** Money is the issue now when it comes to putting back the speed bumps. Signage and striping and reflection is costly. Speed bumps will be done when there is money.

**New business:**

1. Settlements—Homeowners who have sold homes—do we have all their money? This subject is in the second letter to Ed Thomas.
2. Capital Reserve Project—It is anticipated the 2010 Capital Reserve Project will proceed as scheduled but the Board will confirm after the budget is prepared in September.
3. Tree replacement on Tusawilla Drive by the Garden Club—Doris Walsh brought this matter up. The board suggests she present the idea at a meeting.
4. US Paving—Sink hole on Lindsey and Newcastle (Bob Tansill)

The meeting was adjourned at 9:06 pm.

Submitted by Janice Kable, citizen