

TUSCAWILLA HILLS CITIZENS ASSOCIATION

Quarterly Board Meeting

Monday, April 3, 2011, at 7pm

Jefferson County Board of Education Office, 110 Mordington Ave., Charles Town

Board members in attendance: Steve Thompson, Gary Kable, Bob Tansill, Phil Larcomb and Christi Stevens

Others in attendance: Renee Hall, PMP

With official quorum, Gary Kable called the meeting to order at 7:10 pm.

General Community Issues: No homeowners were present.

Association Business Meeting:

Phil Larcomb made a motion to table the meeting minutes until the Citizens meeting next week; it was seconded by Bob Tansill and, after a vote was taken, the motion carried unanimously.

Phil Larcomb requested a narrative be added to the bottom of the financials to clarify cash flows month over month. Renee Hall will request this from PMP and add into the report going forward.

Renee Hall advised that no summary sheet was provided for this quarter's balance sheet. \$13,874.10 in red but overall in black due to prepaids. Bob Tansill requested snow totals for the season, the Association expended a total of \$8,200 for snow removal/treatment. This amount came in under budget.

Renee Hall clarified that the Board members have a higher level of access to the VMS website in order to create and review reports, financials, homeowner information, compliance issues, etc. Renee went over access in detail and will send out log in information to Board members so they can review the website to see if they would be able to utilize the site as opposed to printing all information.

Bob Tansill requested an update on the sewage plan. Gary Kable talked with Allen Lane of B&H Hauling about digging sludge out of ponds and fill in with dirt. He is estimating approximately 3,000 loads. This is problematic since the roads within TH are not built for heavy duty construction trucks. The Board unanimously agrees that a contract with the utility board needs to be specific to our expectations of restoration/replacement efforts to those roads impacted by this project. Renee Hall recommended that the City of Charles Town and their engineers attend the Citizens meeting the following week.

Phil Larcomb made a motion to have legal counsel write a letter to the hauling company; it was seconded by Bob Tansill and, after a vote was taken, the motion carried unanimously.

Renee Hall presented an application for use of the soccer field/park for T-ball practice. Board unanimously approved.

Renee Hall advised the Board that VCS is presently at a standstill with all accounts in legal until their legal reaches a decision about further pursuit of collections of what is opined to be a Consumer Contract without a signature. VCS was advised by an attorney that a signature is required by the homeowner agreeing to pay the association dues. The argument that the deed is the same thing is undetermined. PMP is pushing for resolution to this matter and will keep the Board apprised.

Financial Report: Mr. Tansill reported that as of 2/28/2011 - operating cash totaled \$65,879.25, total reserve cash totaled \$51,891.25 and total accounts receivable totaled \$59,364.53 for total assets of \$177,135.03.

Accounts Payable totaled \$273, prepaid assessments totaled \$49,237.21, and prepayments for prior owners totaled \$440.00 for total current liabilities of \$49,950.21.

For the month, the Association ended the month in a positive cash position of \$2,862.78.

For the month ending February 28, 2011, the Association incurred expenses and accrued costs of \$7,435.13, over budget by \$5,903.13.

Pending Business:

1. Speed Humps - The Board discussed a possible revision to the design of the speed humps. Gary Kable talked to Vaneet at the Handi Stop and he's gotten a lot of complaints but most were from Locust Hill. Although complaints are being heard the homeowners understand the purpose of the speed humps and support that purpose.

Bob Tansill made a motion that reflective paint be installed on all speed humps within Tusawilla Hills; it was seconded by Steve Thompson and, after a vote was taken, the motion carried unanimously.

Although parking barriers have been installed to deter residents/visitors from driving around the speed humps, they are too far away from the edges of the speed humps and drivers are continuing to move into surrounding yards to avoid going over the speed hump. The Board discussed alternatives to remedy this from occurring.

Bob Tansill made a motion to move the speed bump signs to the bumps and cover "ahead" to be blank or display the word "HERE"; it was seconded by Phil Larcomb and, after a vote was taken, the motion carried unanimously.

2. Tree Replacement on Tusawilla Drive - Tusawilla Drive used to be lined with Bradford Pears (flowering pear with 30 ft. spread) however, over the years, these trees have had to be cut back and most have been removed. Renee Hall requested that the Board consider installing trees to Tusawilla Drive to reline the road. Gary Kable made a

motion to table this discussion to the next Board meeting in July. Board agreed unanimously.

New Business:

1. The Board went over the 2011 PMP Management Contract and submitted changes for consideration to Renee Hall to review with PMP Management. Fees on Addendum A that PMP opted not to charge TH in years past but will be charging going forward such as records storage fees and collection turnover fees. One Board member had several other questions regarding certain sections and jurisdictional references in the contract and directed Renee Hall to have those answered as well.

The meeting was adjourned at 9:35 pm.

Respectfully submitted,
Christi Stevens, Board Secretary

DRAFT