

Tuscawilla Hills Citizens Association
Board of Directors Meeting Minutes
340 Edmond Rd., Suite E Kearneysville, WV 25430
November 7, 2018

1 **Board Members in Attendance**

- 2 Bob Tansill, President
- 3 Phil Larcomb, Vice President
- 4 Tina Pegues, Treasurer
- 5 Gary Scott, Secretary

6 **Other Attendees**

- 7 Ed Thomas, PMP Owner
- 8 Angela Suddueth, Assistant Community Manager
- 9 See sign in sheet for others in attendance

10 **Call to Order**

- 11 Bob Tansill called the meeting to order at 5:03pm
- 12 Board members as homeowners to approve budget

13 **Approval of Budget for 2019**

- 14 On a motion by Tina, second by Gary, the budget was unanimously approved as presented. (4/0/0)

15 **Approval of the Agenda**

- 16 On a motion by Tina, second by Gary, the board unanimously approved the agenda as written. (4/0/0)

17 **Committee Update**

- 18 None to discuss

19 **Resident / Guest Forum**

- 20 Discussion on line item 20/21 from (9-5-18 minutes) about large truck and a business being operated
- 21 from the home. The truck has been removed.
- 22 A guide / pole needs to be repaired and a ticket has been opened.

23 **Minutes**

- 24 Motion by Tina, second by Gary, to approve the minutes from the August 9, 2018 meeting. Motion was
- 25 passed unanimously. (4/0/0)
- 26 Due to unforeseen circumstances, different quotes from the power company this item was not
- 27 approved. Motion to approve as corrected by Jamie, second by Bob. Motion passed unanimously.
- 28 (4/0/0)

29 **Financial Report**

- 30 Financial Statements through September 30, 2018 was presented. (*see Financials tab*)

31 **Announcements**

- 32 Calendars were discussed

- 33 Annual meeting notice scheduled for January 14, 2019 at 7:00PM
- 34 All meetings are scheduled for 5:00 p.m. at PMP's office located at 340 Edmond Dr., Suite E,
- 35 Kearneysville, WV 25430, unless notified otherwise.
- 36 Next Clean-up Day is scheduled for November 17, 2018

37 **Action Items**

- 38 2019 Calendars will be mailed
- 39 On a motion by Jamie, second by Tina to approve the 2019 calendar the board unanimously approved (4/0/0)

40 **Management Report**

- 41 Calendar and Budget included in report for homeowners
- 42 Snow removal is online for this year
- 43 PMP will implement new software

44 **Pending Business**

- 45 Playground discussion continues...
- 46 Lots of discussion on playground and new space.

47 **New Business**

- 48 Discussion of non-operative security cameras being installed. Advised that only operative cameras can
- 49 be installed
- 50 School bus guidelines, we are asking for a waiver to be grandfathered

51 **Executive Session**

- 52 **Continued Action Items** *(from executive session if necessary)*

53 **Adjournment**

- 54 Motion by Bob, second by All, meeting adjourned at 6:19PM

Respectfully submitted,
Gary Scott, Secretary

Cleaned and Polished
Angela Suddueth
PMP Assistant Community Manager
Property Management People