

**Towne Square Homeowners Association
Board of Directors Meeting Minutes
Villa's Club House
July 17, 2024 5:30 PM**

The meeting was called to order and a quorum was determined.

Directors present: Mark Novatka, Lora Colley, Scott Bush, Terry Burns (Zoom), Paul Fritz, Scott Andre

Owners Present: Pat Solomon B-4, Susan Morgan H-1, D-3, Lillian Wallace H-2, Jeannie Gray G-7

Via Zoom: Bryan Jongwaard G-6

PRESIDENT'S REPORT:

1. Garden Club – A couple of concerns from homeowners regarding the vegetables going bad causing rats and mosquitoes. Otherwise, it enhances the area which is usually nothing but weeds.

SECRETARY'S REPORT:

A motion was made by Paul Fritz and seconded by Scott Bush to accept the previous meeting minutes 6/18/24 as attached as true and correct. All in favor.

TREASURER'S REPORT: Account balances as of June 30th, 2024

PNC Operating	\$15,545.53
PNC Non-Statutory Reserve	\$86,735.96
PNC Roof Account	\$40,735.96
Truist Checking 7170	\$ 14.64
Totals as of June 30th, 2024	\$141,563.03

A motion to accept the financial reports as attached was made by Lora Colley and seconded by Paul Fritz. All in favor.

COMMITTEE REPORT(S):

- Architectural –

M-2 Driveway has been replaced.

K-6 Curb replacement is completed and will return to replace patio at K-5 at owner's expense. At that time B2 and C2 curbs will be repaired.

Painting has been completed for building A through I. Tyrone will return the week of July 22nd starting on

the K building. He has a list of homeowners that were not home, so he will go back to complete those. Once the painting has been completed, he will replace all of the wood rot.

K-5 requested consideration for a window canopy/sunscreen for the front window. (Owner's expense) It was suggested getting black out blinds/drapes instead.

Paul Fritz presented picture of canopy for pool area which has been put on hold.

-- Landscape --

Lawn dressing around the neighborhood.
Stump replacement D-3, H-2 and A-1

--Pool - No report.

- Planning – No report.

-Social – Ann Ring has begun planning for the Fall social.

-Budget – Mark is looking for a couple of volunteers to get the budget for 2025 together starting in July to be presented to the board in the October meeting.

UNFINISHED BUSINESS:

M-4 and B-1 door installation – searching for a contractor.
M-4 gutter cleaning has been moved to August instead of September. Also, rotten wood behind vinyl.

NEW BUSINESS:

Two doors will need to be replaced at G6. 15 doors will be inspected today.

HOMEOWNER'S INPUT:

Bryan Jongwaard – **G-6** requests to replacement of rotten wood on thresholds and doors for bedroom and living room French doors. This has been pushed to early 2025. If there is budget funds remaining at the end of the year, possibly them.

ADJOURN: Lora Colley made the motion to adjourn the meeting and Scott Bush seconded at 6:09pm.