

20th Hole Townhome Association, LTD
2018 Annual and Budget Meeting
February 21, 2018

I. Call to Order

Midge Abel, President, called the meeting to order at 7:30 p.m.

Seven of the eight homeowners were represented in person and proxy represented one homeowner, thus constituting a quorum.

The following homeowners were present:

George and Candance Webb

Stan Reubenstein

Midge Abel

Sharon Ervin

Alan and Lulu Roth

Joyce Strait

Mary Kay Sharp

II. Approval of the Minutes

Alan Roth moved to approve the minutes of the Annual & Budget meeting held on February 20, 2017. Stan Reubenstein seconded the motion. The vote was unanimous to approve the minutes as written.

III. Committee Reports

Stan Reubenstein, Chair of the ALM Committee, reported that there were problems with the driveway patches done by

Foothills Paving.. It appeared that Sabell's may have done the damage when they plowed.

S. Reubenstein will call

both companies for resolution.

S. Reubenstein will contact Sabell's regarding: Turf being dug up with snowplows

Bushes not being trimmed as contracted

Radical pruning of the bushes has not been

done as contracted for \$1,350 in a separate bid.

S. Reubenstein will replace the sensor on the lamp posts when the weather is warmer.

IV. Review Financial Status of the Association as of 12/31/17

Alan Roth, Treasurer, reported that no income taxes were due but they were filed

The Association is financially healthy and dues will remain the same at \$1,500 a quarter per household

with \$1,100 going for Operations and \$400 going into the Reserve Account.

Lulu Roth moved that the 2018 budget be accepted as presented and that there be no increase in dues. M.K. Sharp seconded the motion. The vote was unanimous to approve the budget.

V. Election of Board Member

Lulu Roth's term was complete. M. Abel thanked her for a job well done.

Alan Roth moved that Stan Reubenstein be nominated to serve on the Board of Director's for a three year term.

M.K. Sharp seconded. The vote was unanimous.

VI. Old Business

Failing windows in units are present. Candance and George Webb have replaced some of theirs and used

Paramount Siding and Windows. They are happy with the work that was done. The work appears to fall

within the ALM guidelines. If any homeowner has window problems, please contact the Webb's.

Sharon Ervin replaced the lock on her mailbox and hasn't had any problems since.

VI. Homeowner's Forum/ New Business

Midge Abel presented the contracts that would be up for renewal during the year. The performance was discussed of each vendor. It was unanimously agreed to continue the existing contracts.

Alan Roth moved and MK Sharp seconded that we continue with Haulaway for trash pickup

George Webb moved and Sharon Ervin seconded that we continue with Comcast for internet etc.

Alan Roth moved and Sharon Ervin seconded that we continue with SaBell's for landscaping.

Lulu Roth moved and Joyce Strait seconded that we continue with The Buckner Company for insurance.

S. Reubenstein will contact SaBell's regarding a new sprinkler system

M. Abel will call Green Valley Turf for estimates on improving front yards.

VII. Joyce Strait moved and Sharon Ervin seconded that the meeting be adjourned. Vote was unanimous

Respectfully submitted,
Sharon Ervin, Secretary
20th Hole Townhomes