HORIZONS AT TOWNE MEADOW HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: SEPT. 17. 2020

BOARD MEMBERS PRESENT: Barbara Talmadge, Walt Talmadge,

Shaun Stinnett

BOARD MEMBERS ABSENT: None

HOMEOWNERS: Mr. Durrah via telephone call-in

CONTRACTORS: None scheduled

CPMG: Association Manager Lynda Reifman Minutes taken and written by Lynda Reifman

Ouorum of Board of Directors established.

Homeowner:

Mr. Durrah, 15584 E. Quincy Place
The homeowner proposed a settlement for the property's outstanding balance. The Board listened to the homeowner's request and will respond to the homeowner through the Association's legal counsel.

Board of Directors meeting minutes: A motion was made by Barbara Talmadge, seconded by Shaun Stinnett, and passed unanimously, to approve the June 18, 2020, minutes as written.

2020 Annual Meeting minutes:

The Board reviewed the 2020 Annual Meeting minutes which will be presented for approval at the 2021 Annual Meeting.

Financial Statement:

The Board reviewed and accepted the August 2020 statement prepared by CPMG.

2021 budget:

A motion was made by Shaun Stinnett, seconded by Barbara Talmadge, and passed unanimously, to adopt the 2021 budget based on a \$6.00 per quarter increase which increases the quarterly assessment from \$99.00 to \$105.00. The budget also includes increasing the annual contribution to the Association's reserve account from \$5,000.00 to \$6,000. The budget will be mailed owners and presented for comment at the Dec. 17, 2020, Board meeting.

Association Manager's report: Lynda Reifman *The mailbox replacement project funded through the Association's reserve account has been completed. All owners picked up keys at the CPMG office.

*Board action between meetings: approval of Academy Arborist to removal a deteriorating Linden along Quincy, grind two stumps along Quincy and pant two Swamp White Oaks with amended soil.

Adjournment: 3:30 p.m.

Next Meeting: Dec. 17, 2020