

TOWN HOUSE ESTATES OF NORTON

BOARD MEETING MINUTES July 19th 2012

Board members present: Ken Scanlon, Mark Flicop, Brian Peterson and Gary Bushey. Absent: Kathy Petersen

Also present: Alise and Lauren from FCPM along with unit owners: Marion, Connie, June and Javier

Owner's comments:

Marion was concerned that THEN's multi-year landscaping project will not get completed as designed. The concern is that subsequent Board's will change course and not complete the project if more important issues arise. She was also very concerned about the maintenance to prevent overgrowth of the landscaping after it's completed.

Marion also mentioned that Yukon is not cross cutting the lawn. Her concern is that the lawn is being cut too often especially during the summer when growth is limited in areas.

Marion mentioned the use of a spot in the parking lot that is not labeled as a visitor spot. This area has a tree in it limiting its use as a conventional parking spot. It could present a hazard when used by a normal sized vehicle. The Board will discuss having the spot painted as "No Parking" when line striping is done again.

Javier was concerned that a notice was never sent to owners informing everyone about the landscaping project. He was surprised when he came home the day the project to see the common area so bare after so many years of overgrowth and coverage. The Board apologized for the lack of written communication but mentioned this was covered at the annual meeting and is working on new cost effective methods of communicating with owners.

June informed the Board that flowers she planted were removed and a rose bush was destroyed. She was also concerned with the amount of cutting that was done. The Board explained that this is the first phase of a larger cut and replant project that is being done to improve curb appeal. It was also discussed that all common area on the property is managed and controlled by the Board and although we always accept owners input it is ultimately the Board's decision as to how to best maintain common area.

Connie was asking about the last time the property was treated for termites. Alise will check into this and get a quote to have it done again.

General discussion:

Message center: FCPM contacted the Postmaster regarding our proposal for a new message center at the entrance of each parking lot. The Postmaster did approve the idea provided the boxes purchases are USAP approved. The next step is to choose the mail boxes and have C.C and R submit a quote to build the message center.

Septic: The Board approved the quote submitted by Soares and agreed to install the septic risers on all the beehive tanks. This will make the maintenance process less expensive and more convenient in the future.

FHA: The Board is working with First Choice and Kathy Elia on the recertification of Town House Estates as an FHA approved property.

The Board reviewed the status of collections

The Board agreed to skip the August meeting and resume meetings in September; a date was not set.

The Board meeting adjourned at 9:00 pm