

Townes of Prestbury Homeowners Association

Monthly Meeting Minutes

Thursday, September 12, 2013

1. Call to order..7:02 p.m.

2. Roll Call: Ray Goss President..present
Jay Lehn Vice President...present
Judy Strohschein Secretary..present
Jim Bluemle Treasurer....present
Ray Gross Landscape director... present

Others present....Toni Stanczyk Lang Property Management
Mark Gemmer from Landscape Concept Management

Homeowners present....11

3. Review and approval of minutes:

Jay moved to accept the minutes and Ray Gross seconded the motion.
Minutes were approved

4. Treasurer's Report...Jim Bluemle

Jim reported an operating balance of \$1661.88, reserve fund of \$112,815.11, liabilities and equities of \$116,778.45. There is still an overage of expense on salt applications. Judy accepted the treasurer's report and Jay seconded the motion. Treasurer's report approved.

5. Landscape Report...Ray Gross

Ray Gross presented some ideas to be implemented by home owners to replace the sod between home with alternate plantings or grasses. Any change done by the homeowner has to go through the landscape committee for approval.

Ray Gross was given the papers that indicated where the ash trees are. Ray Goss requested these from John Luther and handed the information to Ray Gross. There was some discussion regarding treating the ash trees with a chemical. This would be the responsibility of the homeowner. No final decision on this matter.

LCM...Mark Gemmer

LCM will continue to trim bushes. This has been a year where the bushes continue to grow and LCM is attuned to the matter of keeping them neat. LCM will help with specific weed control and continue to look at driveways that have dirt and no grass growing. Fruit trees have been identified as a problem that needs attention. LCM will look at the trees in the spring. Mark indicated that knock out roses should be cut down in the spring. It is fine to trim now but should be really trimmed low in the spring.

Mark indicated that snowfall is monitored 24/7 and when there is 1 inch on the ground the snow removal crew is ready to plow. Salt is applied when instructed by the Townes board.

6. Architectural Report...Ray Goss

No requests were submitted.

7. Management Report...Toni Stanczyk

Two units closed this month: 231 Braeburn and 330 Quarry Ridge Circle

Two standard letters that Lang Property Management uses for violations were enclosed. Samples of two letters from Ron Banaszak were put up for board review. This was tabled for board approval until next month.

There are 4 off site owners.

A draft budget was presented to board members.

Estimate for seal coating was presented for review.

President's Comments...Ray Gross

Ray Goss reviewed the project list and reported any updates to it. Home owners were asked if they had any questions regarding the change in covenants and by-laws. A budget workshop will be scheduled. The proposed budget will be mailed by Oct. 14 for homeowner approval and the approval of the budget will occur at the November meeting.

8. Homeowner Concerns:

126 Fairfax...Nancy Winkelman wanted to know why all 3 items were put together on the document for changes made to the covenants and by-laws. She indicated this meant that homeowners had to agree to all three items. Mrs. Winkelman said that the homeowners did not get to vote on individual issues. It was reported that the board decided to put all changes together per recommendation of their lawyer. Mr. Winkelman wanted to know the results of the tabulation of votes. Forty eight homeowners signed the page for approval of changes to the covenants and forty nine signed the page for changes to the by-laws. Mr. Winkelman wanted to know what process we would use to determine if a board member was a felon and the board replied we would handle each situation as it came to the board's attention.

326 Quarry Ridge...Guy Prisco approved of the mailing sent to homeowners.

9. Adjourn: Motion to adjourn the meeting at 8:05. Ray Gross approved motion and Jim Bluemle seconded the motion.

Submitted by Judy Strohschein 9/17/13

Executive session was called to order at 6:00 and ended at 6:58.