

# **Townes of Prestbury Homeowners Association**

## **Monthly Meeting Minutes**

**Thursday, May 8, 2014**

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

**2. Roll Call:** Ray Goss President...present  
Jay Lehn Vice President...present  
Jim Bluemle Treasurer....present  
Chuck Claessens....present

Judy Strohschein...present

Others present....Toni Stanczyk-Lang Property Management

Homeowners present....8

**3. Review and approval of minutes:**

Jay motioned to accept the minutes of March 13, 2014 and Jim seconded the motion, unanimously approved.

**4. Treasurer's Report...Jim Bluemle**

Change the Treasurer's Report to the following: For the month ending March 31st Jim reported a check book balance of \$6,534.42, reserve fund of \$119,407.20, and total assets of \$128,285.92. The report was approved. For the month ending April 30th Jim reported a check book balance of \$5,041.97, reserve fund of \$115,481.86 and total assets of \$123,087.13. An extraordinary billing of \$4,777.17 covering the Jan 4th and 5th "blizzard conditions" snow removal costs was paid from the Reserve during April. The April report was approved.

Jay motioned to approve the Financials for April and Judy seconded, unanimously approved.

**5. Landscape Report...Chuck Claessens & Ray Goss**

Chuck will call LCM to get an exact date when they will check for winter burn. Is there a cost for removal of bushes? If there is a charge, when will come be done. Remind LCM to prune junipers. Give a date for projects... they need numerous and contact reminders.

June 1, 2014 is the cut off for flower pots/accessories out from under the deck.

Mulch selection – landscape committee will take lead. Mark from LCM was to drop off samples to the board on the mulch. Add this information to the project list.

Chuck to find out Core Aeration, when is the time for this? Do we do two? Call special meeting to determine if we will do this. What is going to be done at Q328 drainage system in the back of the unit.

Landscaping: Ray motioned to accept the proposal from LCM for the fruit tree spraying, Jay seconded, unanimously approved.

What trees have priority in being replaced? Committed for 2 trees and 2 trees to be determined where they are to go. Cost for additional trees?

Tree replacement: B217, F126, Q326, Q330, Q300, B231, B212 and one in the parkway on Hanks. The first two units will definitely getting new trees. The board will determine where the other trees will be placed.

**6. Architectural Report...Ray Goss**

Ray will be getting together with the committee to discuss changes to the Architectural Application and Rules.

Architectural Committee proposal for gate approved.

**7. Management Report...Toni Stanczyk**

Meeting with DuBois Paving on impact on budget for street maintenance (long term). Quote \$4,903.06 for Seal Coating, \$1,200.00 for Crack Fill of driveways and \$2,925.00 for Hot Crack Fill for Streets.

"There is some flexibility in the operating budget to cover these extra costs, but the budget must be carefully managed if this is to be achieved"

Ray motioned to accept all three bids from DuBois Paving, Chuck seconded, unanimously approved. Homeowner wanted us to check the pricing and see if we can get it lowered because we are doing all three. Management will advise the board.

The Proposals from DuBois state that if someone is in the driveway and they have to come back the cost will be \$400.00 to that homeowner.

The Board was give more proposals regarding resurfacing and/or replacing the streets for future references.

**8. President's Comments...Ray Goss**

Ray updated the board on the Sub Association information.

**Other Reports: Jim Bluemle**

Jim gave the board a report on the Reserve Evaluation Project reviewing the DuBois Meeting for future references on the streets.

**Homeowners Comments:**

One of the homeowners stated that PCA had the streets cleaned at the property but did not do the Townes of Prestbury streets. Management will contact PCA and ask if the streets will be cleaned.

One of the homeowners stated that it is very dark in the back of the units and would like to know if we can install a light.

The Group Home is parking on the Hanks again.

**9. Adjourn:** Jay motioned to adjourn the meeting at 8:30; Chuck seconded the motion. Meeting was adjourned.

Submitted by Judy Strohschein and Toni Stanczyk 5/8/14

Executive session was called to order at 6:07 and ended at 7:00.