

GENERAL MEMBERSHIP MEETING MINUTES

Wednesday, June 3, 2026

Present: Bill Higgins, President, Judy Derby, Vice President, Directors, Bob Snow, Jim Flynn, Jim Maple and Patricia Holder, Treasurer.

Members & Guests: Present: Penny King, Lisa Baker, Paul Corzatt, Sue Wisner, James Miller, Lois Derby, Bonnie Miller, Cliff & Janet Self, Marcia Hartshorn.

1) Meeting was called to order at 7:00 pm

2) Public comment period:

- a) Questions were raised about painting speed bumps. Bill reported that special paint has been purchased and Christopher will paint the speed bumps prioritizing them starting with the ingress bump and the speed bump in front of the clubhouse.
- b) Other comments were made about dogs barking during the day. The association has no jurisdiction over noise. It is recommended that the city or police, animal control be called.

3) Treasurer/Manager Report:

The year to date Profit & Loss Budget vs Actual Financial Report illustrates the expenses compared to the budget and also shows the comparison with the Annual Budget. The half-way mark for the budgeted income is June 30, so the actual income so far appears to be on track. The expenses are also slightly under budget. The major expenses anticipated in the coming months are attorney fees, insurance renewal, and audit expense.

The property insurance renews in June and requires a downpayment and the audit is in progress and will be paid upon receipt of their report. Attorney fees are related to delinquent dues collection, and are charged to the delinquent member, most of which will be reimbursed when those collections are completed.

There are three accounts in collections. Two have liens placed on their properties, one of which is making payment arrangements with the collection attorney.. The most recent collection account has a lien pending mitigation with an advocacy agency.

There are eight accounts with a past due balance from the 1st Quarter of 2026 and are accruing late fees each month. There are three accounts that will be delinquent as of July 1st. These accounts will receive a certified letter notifying them of collection proceedings if not brought current.

The second financial report lists the bank balances for the operating account and the reserve account. As of May 31, 2026, \$16,000 has been transferred from the operating account to the Money Market Reserve bank account.

Accounts receivable indicates the amount billed to members but not yet paid. This amount includes the collection accounts that total \$6,492.55.

The liabilities in this report are quarterly payroll taxes payable. The Reserve Replacement account is the offset for the funds in the Money Market Account. When reserve funds are spent, funds are transferred from the Reserve bank account to the operating bank account, and on the P&L, a general journal entry is made transferring funds from the Replacement liability account to the "Transferred from Reserves" account #8-0000, to balance out the Reserve expenses on the P&L. The Reserve asset account and the liability account are balanced out at the end of the year and those amounts on the year-end balance sheet are equal.

4) Operations:

The clubhouse lighting has been upgraded to LED lighting at a cost of \$2,121.02. The electrician was unable to install a dimmer switches because of the way in which the electrical configuration for the lighting was originally installed.

5) Roads:

Bill reported that the police department will loan Towne Point a speed monitor. It can be moved around to different locations in Towne Point to monitor speed and remind drivers that the speed limit is 15 miles per hour within the community. He also reported that a designated walkway will be outlined with paint in the road exiting Towne Point.

6) Mailbox Kiosks:

One kiosk was built this year because there was material purchased for it in 2025. That project is done for this year and will resume in 2027 the cost of which will be determined in the fall.

7) Storage Lot:

Judy reported that the association has encouraged owners to put excess vehicles and RVs, trailers, and other oversized vehicles into the storage lot. The plan is to post parking space numbers along the fences and group parking spaces by type of vehicle. There is a pile of dirt with wood and concrete debris mixed in it that could be moved to make more room for more vehicles. The cost of removing that and grading that area for better drainage is being investigated.

8) Facilities - Clubhouse Exterior:

A security camera for the exterior to overlook the playground and tennis court area as a deterrent to vandalism is being explored. Questions were raised about who would monitor it, memory storage for recording, type of security monitoring, cost. More information is needed to make a decision of how to go forward.

9) New Rules & Regulations:

Bill reported that there has been some pushback regarding unlicensed vehicles parked on lots and how many vehicles are allowed and the Association's authority to regulate these issues. The attorney has been consulted and is reviewing the matter.

The city also has ordinances that address this issue and that are also being reviewed as it pertains to the Towne Point issues.

10) Hospitality Committee:

Maureen Maples & Lisa Baker, Hospitality Committee Co-chairs, reported on the Annual Summer BBQ. They need volunteers to help with planning, setup, help with activities, and cleanup. Flyers will be on the website, Facebook and posted at the clubhouse and on the reader board at the entrance and a notice with details in the Newsletter in July..

11) A Motion was made to approve the following Minutes of Meetings:

General Membership Meeting Wednesday, March 4, 2026

Zoom meeting, Wednesday, April 29, 2026

Zoom Meeting Wednesday, May 27, 2026

The motion passed unanimously.

12) A Motion to adjourn was made and the meeting was adjourned at 8:00 pm.

Respectfully Submitted,

Patricia Holder

Treasurer

Towne Point Board of Directors Work Session

Wednesday, May 27, 2026

Call to Order @ 6:00 PM

Present: Bill Higgins, President, Judy Derby, VP, & Patricia Holder, Treasurer , Directors Bob Snow, Jim Flynn, & Jim Maple.

- Patricia gave an update on the bank balances, accounts receivable and delinquent accounts. A 3rd account has been sent to collection. This member has enlisted the help of an advocacy group to mitigate a settlement with the association and we have 30 days from the date of the letter we received to schedule a meeting with the agency attorney. The board agreed to have our attorney represent us with the agency attorney.
- Bob and Judy discussed the items in the clubhouse that need to be removed either by giving them away or taking them to the dump. Remaining items are a lectern, a folding screen, extra TV, mic stands and carpeted platform.
- Bill updated the board on the status of getting his trailer registered so he could sell it and/or moving it to storage until he can get an inspection appointment with the WHP..
- Storage area – Judy will contact her neighbor who has their RV stuck in the mud in the middle of the storage area. The association will pay to tow it out of the way and bill them if they can't afford to do so on their own at this time. She will update the board after meeting with them.
- Judy reported. that there would be more room in the storage area if the pile of dirt and debris could be removed. She is exploring the option of hiring an excavator or renting equipment and having someone who knows how to operate it do the work.
- Jim M put the US flag out for Memorial Day and reported that it needs a new flagpole.
- Street parking continues to be an intermittent problem. The mail carrier reported an unlicensed car on Elizabeth Place to be blocking mailboxes. The VIN was obtained and reported to the police. It was ticketed and eventually moved onto the lawn of the owner's property. Two other instances of street parking were noted and resolved.

The meeting was adjourned @ 6:50 pm.

Respectfully submitted,

Patricia Holder, Treasurer

Towne Point Board of Directors Work Session

Wednesday, April 29, 2026

1. Call to Order @ 6:07PM
2. Present: Bill Higgins, President, Judy Derby, VP, & Patricia Holder, Treasurer , Directors Bob Snow, Jim Flynn, & Jim Maple.
3. Guest: Robert Faass, member homeowner
4. Mr. Faass received a notice regarding the number of cars parked in his driveway. He challenged the Board's authority to govern the number of vehicles on a private property, either licensed or unlicensed. The board disagreed with him but said they would confer with their HOA attorney and send him the attorney's reply.
5. Patricia gave an update on the bank balances, accounts receivable and delinquent accounts.
6. The Board was also updated with the reserve funds spent on the paving project which amounted to \$51,211 and the clubhouse interior lighting cost which was \$2,121.02.
7. The Board had previously discussed sending postcards as first notice to members who are out of compliance with the CC&Rs and Rules & Regulations. Patricia notified the Board that she was having the postcards printed. She sent example to the board members demonstrating that they would be preprinted with space to handwrite the issue in question .
8. Bill received an estimate from Agate to paint a designated walkway on the Towne Point egress road. The cost will be \$800. The cost for painting one speed bump is \$400. It was suggested that the speed bump be omitted and consider doing the painting in house. The matter will be explored further.
9. Bill gave an update on the trailer in his driveway. He is having difficulty getting an appointment with the Highway Patrol for an inspection so he can license it. He may move it to storage in the meantime.
10. The Board was reminded that the community wide garage sale will be Saturday, May 16th. Ads will be placed in the leader and Judy and Maureen Maple will place notices on Next Door and Facebook as well as prepare signs for the entrance.
11. Bob discussed tree management and a member's issue with common area trees overhang in his home. The Discovery Rd right-of-way and median are being well maintained Patricia will call Towne & Country to assess some tree issues still pending.
12. Bill mentioned the storage area for discussion. He and Judy will take on the task of numbering the parking spaces to better organized the parking of the various types of vehicles. There is an RV stuck in the mud and the owner needs to tow it out of the way. There is also a pile of dirt that needs to be removed to make room for more vehicles.

The meeting was adjourned @ 7:50 pm.

Respectfully submitted,

Patricia Holder, Treasurer