

Annual Membership Meeting Minutes

Monday September 14, 2026

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

Members & Guests: Zory Hill, Penny King, Chris Overman, Julia Garza, Gary Arbuckle, Robert Faass, Ron Lewis, Bonnie Miller, Lisa Baker, Sue Wisner

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

2) Public Comment:

Questions raised about problems with teenagers and kids riding skateboards, ebikes etc. on our streets, on the lawn behind the clubhouse, and over tree roots. Some not living in Towne Point, some very rude and aggressive when chastised. The police have been called several times. But the necessity and difficulty of getting pictures and names of riders makes it difficult to apprehend them and to talk to their parents. Discussion of best types of cameras, and where to install them.

3) Treasurer/Manager Report:

There are two financial statements included here. One shows the bank balances and accounts receivable and the other is the cash-based Profit & Loss Statement. The Profit and Loss Statement covers the period from January 1 to August 31, 2026. This is a budget vs actual report showing the income and expenses year-to-day compared to the budget for the same period and also compared to the Annual Budget

In the "\$ Difference " column for both budgets, the red in the income indicates the amount yet to be collected and in the expense portion, the red indicates the amount remaining in the budget to cover expenses for those items.

In some cases, in individual expense accounts, there a few accounts that are over budget, but the overall category is within the projected budget. Attorney fees is one of these. The attorney fees are being incurred in the attempt to collect delinquent accounts that are in collection. Most of those fees related to collections will be reimbursed once the account has been brought current.

In some other cases, the budgeted amounts are divided by 12 months, and they will most likely even out over the next few months.

In the income portion, the budgeted year to date amounts are an estimate of the expected amount that will be received each month. The major portion of the dues are received the first month of the quarter and tapers off over the next two months.

It is expected that there will be one more tree service expense this year that should be under \$2,000. The insurance premiums, another major expense, is paid to the end of the year. The 2025 audit expense is the only other anticipated major expense at \$2,800. The audit won't be completed until late November and may even be carried over to 2027 because the CPA firm was totally booked up when they agreed to perform our audit as previously reported, the CPA firm we had contracted with went out of business earlier this year when the owner passed away.

In December letters are sent to those with outstanding balances on their accounts to pay before the end of the year so we may meet our budget goals. Even if we meet the goal for budgeted expenses, if we have an income shortfall because of late payers, we may not meet our overall goal of adding the projected amount to the reserve fund.

The Board and the treasurer will be working on a budget for 2027 at the end of this month through October. A proposed budget will be presented to the membership at a special budget meeting in early November. A postcard announcement with the date will be mailed to members in mid-October .

Ballots for members to vote on the budget will be mailed mid-November and will be counted at the General Membership Meeting Wednesday, December 2nd.

Included with the budget ballot will be a request that the members vote to waive an audit of the year 2026. The association is paying to have an audit conducted every other year and in doing so the in between years are covered because the CPA also reviews the prior year and at least three months of the current year.

4) Results of Votes for board members: All present board members were re-elected in.

5) Operations: Discussion of PUD gradually changing our streetlights to LED's.

6) Roads: Report on speed bumps being painted by Chris Overman. and designated walkway lines at the egress to Towne Point and parking lines at the clubhouse painted by Agate Paving.

Discussed continuing problem of cars being parked on roads at night particularly in Cul de sacs, making it difficult for emergency and fire vehicles to access homes.

7) Storage Lot: Report by Judy Derby stating that all vehicles in storage lot are now identified, asking that because ground is sloped and gets very muddy when it rains, all users are being asked to put larger, heavier vehicles near gate where the ground is higher, and putting smaller lighter vehicles on the sides. All vehicles in storage must first be registered at the office.

8) Facilities: Report by Judy Derby & Bob Snow of progress made getting rid of unnecessary items in clubhouse to improve appearance and create space. Chris Overman presented his plan to put up a removable wall several feet in front of the back wall, in front of the bookcase, which would hide the tables and chairs. The TV would be hung from the wall, which would allow presentations by groups to be shown, and allow for Towne Point movie nights.

9) Rules & Regulations: Gary Arbuckle volunteered to create and chair a safety committee to include Health and Fire Safety. The Emergency Preparedness lectures organized by Chris Overman emphasized the increasingly higher risk of a major fire in Towne Point due to Climate Change, worsening droughts, the closeness of our homes, our mature foliage, and other factors.

One problem discussed was homeowners putting piles of wood next to their homes. One suggestion was made to stack them at least 5 feet from the home. Gary Arbuckle also encouraged everyone to have smoke and carbon monoxide detectors in most rooms in the house, and checking the batteries at least once a year.

10) Grounds: Ron Lewis suggested that the board consider allocating funds to replant the Towne Point area along Discovery Rd to improve the appearance and privacy of the area. A big thank you to Bob & Donna Snow and Sue Wisner for weeding and putting new plants in the plot in front of the clubhouse. An update on a problem home was given, stating that the property is now being handled by the city and its lawyers.

11) Miscellaneous: The board would like to find a secretary willing take the minutes of the Board meetings. There is a stipend of \$50 per month. There are 5 in-person meetings at the clubhouse and 8 to 10 ZOOM meetings per year.

12) A motion was made to approve the minutes of the June 3rd, 2026, General Membership Meeting and the August 26 Zoom meeting. Approval was unanimous.

13) A motion to adjourn was made and the meeting was adjourned at 8:15

Respectfully Submitted by Judith Derby – Vice President

BOARD OF DIRECTORS WORK SESSION

August 26, 2026, 6:00 pm via ZOOM

Call to order at 6:00 pm

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

Guest: Christopher Overman

The Treasurer gave a brief overview of where the association stands with the budget vs actual income and expenses. As of the end of July, the income and expenses are within the range of the budget projections. \$24,000 in reserves has been transferred from the operating bank account to the Money Market Reserve Fund account as of 7/31/2026. There may be more tree cutting expenses to remove branches from streetlights, but no other major expenses are anticipated for the remainder of the year. She reported that two of the accounts that are in collections have made payment arrangements and one more account has been sent to the attorney for collection. There are four accounts in collection as of this date.

Bill gave an update on the electric scooter and bike issue. It is believed that the kids being negligent probably do not live in Towne Point. He has been contacted by a board member from Hamilton Heights and they want to work with us to resolve this issue. Identifying the perpetrators is the hard part. Patricia told the board that a member has spoken with the police and the police have had many complaints about this issue. The police now know who these kids are and they know their parents.

Bob inquired about the speed detector the police said they would loan Towne Point to monitor and remind residents and guest of the Towne Point speed limit. Bill said he hadn't heard from them but would look into it

Judy brought up the subject of emails for all members and our ability to use those for notices. Patricia reported that there are 90 members who have agreed to receive notices by email. There are some members who have never given the association any contact information except for their mailing address. It was discussed that this should be in the bylaws that it is required. It was agreed that with the new HOA laws being put in force in 2028, the Bylaws should be reviewed to see if we not only need to update them to comply with the new state statutes but make some other changes as well.

Christopher's proposals were reviewed briefly and discussed. It was agreed that more consideration is needed but the feasibility and logistics of some of his proposals were in

doubt. Some others would require some expense and need more study to determine if the benefit is worth the expense.

Patricia brought up the subject of obtaining two more estimates for vinyl flooring replacement in 2027 to be paid out of reserves. She also asked if replacing the 50 gallon water heater with a tankless water heater might be more cost effective than heating 50 gallons of water 365 days a year. The Board thinks it is worth looking into. Patricia will get an estimate.

Judy recommended the Board members consider participating in the HOA Leader Rules & Regulations Seminar. If there is an interest in attending, the association will pay the fee for board members to attend. Judy agreed to set it up.

Bill emailed an article on the same subject to be discussed at a later date.

Bill reported that there was a representative of a pest inspection vendor going door to door in Towne Point soliciting business. Our entry sign clearly says no solicitors. He said the salesperson was very aggressive. He is going to write a letter to the company to be mailed Monday that states if it happens again the police will be called and the person will be charged with trespassing.

Bob Snow brought up the issue of committees and the number of people on the committees. The By-laws require at least three people on the Architectural committee and currently there are only two. Bill said he has a candidate in mind to join that committee.

The need for a security camera overlooking the playground area was brought up. There has been some vandalism and a camera may be a deterrent but if not we may be able to at least identify the preparators. Paul Corzatt was looking into it. Judy was going to contact him for an update.

The meeting was adjourned at 7:00 15 pm.

Respectively submitted,

Patricia Holder, Treasurer