

## TOWNE POINT BOARD OF DIRECTORS

### General Membership Meeting

Wednesday, December 3, 2025

Attendance: Bill Higgins – President, Judy Derby-Vice President, Zory Hill-Secretary, Bob Snow – Director, Patricia Holder – Office Manager/Treasurer, Karen Pedersen, Jacob Lane, Bonnie Miller, James Miller, Kathy Arthur, Jim Maple, Maureen Maple, Christopher Overman.

Call to Order: The meeting was called to order by President Higgins at 7:00pm.

Treasurer's Report – (PATRICIA PLEASE FILL IN).

Counting of the Budget Ballots – Patricia -Office Manager, Board Member - Judy Derby and HOA member - Jacob Lane.

New Business: Bill gives an overview of the revised Rules & Regulations and Fines and Penalties for non-compliance, which will take effect as of January 1, 2026.

Other Business: Discussion regarding consideration of installing Little Food Pantry at Clubhouse. Denied. Folks know where to get free food in Port Townsend.

Discussion about a residence causing problems.

Discussion about electrifying the median with power for holiday lighting. Denied.

Discussion about Christopher purchasing a storage shed and offering it to use for both himself and Towne Point with no cost to TPOA.

Announcement of ballot results – 60 ballots returned – 47 ayes, 13 no's.

Zory makes a motion to approve the ballot results, Bob seconds. Motion to approve.

Minutes to be approved:

November 5, 2025 – Budget Meeting Minutes- Judy makes a motion to approve, seconded by Jim. Motion passes.

November 25, 2025, Work Session Minutes- Judy makes a motion to approve, seconded by Jim. Motion passes.

Public Comment: Christmas/Holiday Party on Saturday, December 13<sup>th</sup>.

Maureen suggests a list of Committees and an opportunity to volunteer. Bob explains the committees, who is on them and invites more member's to join the Committees.

The meeting was adjourned at 8:20pm.

Faithfully Submitted,

Zory Hill

TPOA Secretary

# Towne Point Board of Directors Work Session

Tuesday, November 25, 2025, Via ZOOM

Call to Order @ 6:05 PM

Present: Bill Higgins, President, Judy Derby, VP, & Patricia Holder, Treasurer

- The purpose of the meeting was to set an agenda for the December 3, General Membership meeting wherein the 2026 Budget, if accepted by the membership, will be ratified by the Board of Directors.
- Patricia reminded those present that a quorum of at least three directors needs to be present to vote.
- The agenda will be as follows:
  - Public comment period
  - Treasurer's Report
  - Counting of the ballots – Patricia, a board member and a HOA member will count the ballots and announce the results later in the meeting.
  - New Business: Bill will discuss the revised Rules & Regulations and Fines & Penalties for non-compliance, which will take place as of January 1, 2026.
  - Other business-TBD
  - Announcement of ballot results. If approved, the Board will vote to ratify the 2026 budget.
  - Revised Rules & Regulations vote to approve
  - Minutes to be approved:
    - o November 5, 2025, Minutes
    - o Work Session Minutes of November 25, 2025
  - Public Comments

The meeting was adjourned at 6:20 pm

Respectfully submitted,

Patricia Holder, Treasurer

