

TOWNE POINT BOARD OF DIRECTORS

Special Budget Meeting

Wednesday, November 5, 2025

In Attendance: Bill Higgins – President, Judy Derby – Vice President, Zory Hill – Secretary, Bob Snow – Director, Jim Flynn – Director, Patricia Holder – Treasurer/Manager.

Members Present: Karen Pederson, Penny King, Marcia Hartshorn, Ron Lewis, Christopher Overman, Jim Maple, Maureen Maple, Bonnie Miller, James Miller

1. The meeting was called to order by President Higgins at 7:00pm.
2. Patricia gave a Presentation of 2026 Budget Proposal to the members present.
3. The Board took questions and offered answers about the proposed budget.
4. Review of planned reserve spending.
 - a. Road paving project for 2026 – Dana Place paving proposed and crack seal throughout TP. Patches needed on Beacon, Victoria Place.
5. Public Comment: need a new clubhouse housekeeper. Discussion about the reserve fund and a 15% increase in dues per quarter.
6. Board approval of 2026 Budget Proposal as presented. Passes unanimously.
7. Approval of Minutes for:
 - a. September 10th Annual Meeting -motion by Bill, second by Judy – unanimous.
 - b. September 24th Zoom Work Session- motion by Jjim, second by Judy – unanimous.
 - c. October 29th Zoom Work Session- motion by Bob, second by Jim – unanimous.
8. Modified rules and regulations will be presented at the December 5th meeting.

A motion was made by Judy and seconded by Jim to adjourn the Special Budget Meeting at 8:22pm.

Faithfully Submitted,

Zory Hill, Secretary

Towne Point Board of Directors Work Session

October 29, 2025

Meeting was called to Order by President Higgins at 6:08pm.

In Attendance: Bill Higgins – President, Judy Derby – Vice President, Zory Hill – Secretary, Bob Snow – Director, Jim Flynn – Director, Patricia Holder – Treasurer/Manager

Guests: Christopher Overman

1. Attorney issue regarding a Towne Point Property (Executive Session)
2. Change Board Zoom Work Session from Wednesday, November 26th Board Zoom Meeting to Tuesday, November 25th, 2025.
3. AA, other meetings – discussion for permission to use Clubhouse publicly. Policy review. Clubhouse is for member use only.
4. New Ping Pong Table: rules for kids – post signage for rules of usage on ping pong table. Only use with adult supervision.
5. Committee definitions and members – Bob discusses the need for committees and asks if everyone is happy with their committee assignments.
6. Budget proposal review. Proposal will be presented to members at Budget meeting on November 5, 2025. Requesting an increase of \$10 per quarter reserve surcharge to replenish the reserves in 2026 because of rising costs for road paving.
7. Bill will have the Rules and Regulations as a rough draft for the Board by the weekend.
8. The Board went into Executive Session at 6:55pm and ended at 7:30 pm. Discussion on how to proceed forward with Attorney and City of Port Townsend.

A motion was made at 7:31pm by Judy and seconded by Jim to adjourn the Board of Directors Zoom Meeting.

Faithfully Submitted,

Zory Hill, Secretary