

January 3, 2017---9:30 A.M.

Working Session

The Working Session of the Board of Directors was called to order by President Mark West at 9:30 on January 3, 2017. In attendance were Vice President R. K. Sanders, Secretary Joan Smith, Treasurer Sandra Smith, Jean Woodworth, Ray Drake, Elmer Burrall, Robert Peterson, and Town House Association General Manager Roger Harper. Several members of the townhouse association were also present.

The Pledge of Allegiance and prayer were led by Elmer Burrall.

A quorum was noted by President Mark West.

Outgoing President Bob Peterson was honored by the board and THA office personnel for 5 years as president. A plaque was presented to Bob.

Secretary Joan Smith noted that the minutes from the last meeting were included in the packet received at the door.

Treasurer Sandra Smith is waiting on reports from Clark Simpson Miller (CSM). She is also calling an auditor to initiate an audit.

THA General Manager, Roger Harper, said that he is looking for dependable, independent contractors (cement, mailbox stands, building, etc.) for various LCP projects.

Gary Smith from the Standards and Control committee said that they are working on projects when the weather improves. R. K. Sanders will be the Board Liaison to this committee.

Jan Peterson from the Nominations and Election Committee still needs people to get involved. Larry Draeger was present as the new court representative for Balboa Court.

The Ad Hoc Committee on Collections reported that by March, they may be taking legal action on collections. Ray Drake will be the Board Liaison to this committee.

As far as the DeSoto Courts Pool, it is in the hands of an engineer/consultant, who is looking for contractors to do the work. While working, they will put up a safety fence to protect children and pets. The building may remain for storage.

Bob Peterson reported on the Directors and Officers insurance; expires January 27, 2017. Bob will send information to the directors about coverage information, deductibles, and premiums.

In the past, the property at the end of San Fernando was used as storage for town house residents. It was difficult to provide security in the area and thefts were reported. Currently Roger Harper is parking THA trucks there. We are going to get an appraisal for the property, hopefully to sell it. Bob Peterson pointed out that we currently pay \$2,200 a year to keep that property insured

Bob Cunningham, the THA POA Liaison, reported that the POA has 3 major focuses for 2017. They are protecting and strengthening the financial health of the Village, promoting our lifestyle, and building

the trust and support of the property owners. He encouraged everyone to attend the Village Values meetings.

THA member Martha Morgan asked Bob Cunningham to explain the reasoning of having both a POA and a THA. Bob explained the reasons why Cooper set it up in the way it did.

The agenda for the January 13, 2017 meeting of the Board of Directors will be set.

Jean Woodworth thanked Roger Harper for his kindness in helping one of her neighbors in Majorca 21.

Motion to adjourn was made by Ray Drake. Joan Smith seconded and was unanimously passed. The meeting adjourned at 10:35.